

Park Charles South HOA

Minutes of May 10, 2022

Meeting called to order at 6:33 PM - Spencer Library

Board attendees: Brandt E., Diane D., Pam C., Theresa L., Jerry A., Michelle M.

Homeowners in attendance: Mike Morgan, Tim Leland

President's Report

- Brandt called the meeting to order. Seconded and approved.
- Brandt went over Jerry's list of suggested jobs that could be done at the upcoming Spring Work Day (Jerry was not able to attend the meeting). Brandt will bring his trailer with minus rock needed for the storm drain near Atwater. Board members should let Brandt know if they will be attending the Work Day. Pam will stay at the shed and work on Easter Egg Hunt signs that need some editing. Lunch will be served at the shed for the volunteer workers.
- April Meeting Minutes were emailed to Board members for any needed edits. With one small change to the minutes, Pam motioned to approve the April 2022 minutes. Diane seconded and minutes were approved.

Treasurer Report

- Pam mentioned that we are doing well in regards to residents paying past HOA fees. Many are making monthly payments to reduce their past due fees.
- Pam explained why she thinks we should get a credit card for the monthly charges for events, tools, etc. This card would be paid off monthly. She would get it through our bank, Great Southern Bank. Diane motioned that we get a credit card and was seconded by Michelle. Motion approved.
- Pam went over the Treasurer's Report. Some amendments will be made. Michelle motioned that we accept the Treasurer's Report at the next meeting. Diane seconded. Motion approved.

Grounds and Maintenance

- Mike gave the Grounds and Maintenance Report in Jerry's absence.
 - Grass carp were purchased and put in the lakes.
 - Putnam sprayed the medians for weeds.
 - Purchased new pole saw for trimming of small tree branches.
 - Jerry requested that we put info on our social media sites for homeowners to please not plant anything on the medians.

ACC

- Diane received a communication from Craig Doc English, a resident who puts together the fireworks display in the common area. He was hoping that the HOA could get involved with helping with raising money for the fireworks. Craig uses his own money. Brandt mentioned that we cannot do that. Craig could use the common area for activities in order to raise funds for the display.
- A resident is taking several months to build his outdoor building/shed. Diane will mention to the resident that he may need to ask the county for an extension to the permit.

Social Events

- Katie was not able to attend. Brandt went over the Spring Work Day info.

- Theresa and Mike will take down Spring Work Day signs and put up the Garage Sale signs on Sunday.
- Food Truck Night June 25.
- Brandt had been to a local festival and saw some ideas for the next Food Truck Night. It was a large trailer with beer taps, big screen TVs and a barbeque on the end. This company will be moving to Wentzville. This might be a good idea for a future Movie Night or a community event.

Bylaws/Covenants

- A resident was draining their pool and a neighbor complained that it was draining on her property. Brandt recommended that it be drained towards the street. Michelle will check with the county to ask for help with this matter.

No Old Business

- Brandt would like to work on getting the Covenants/Restrictions/Bylaws up to date. He will break them into small sections so that we can review a section at each monthly meeting.

New Business

- Mike proposed that we get a larger shed. The present one is too small. Jerry and Mike will look further into the idea and at some floor plans.
- Mike recommended that we put up a mailbox at the shed. He and Jerry checked with the post office and the county. Jerry filled out a form and was sent in. Mike was saying that it was quite a process. Pam motioned that we pursue getting a mailbox. Michelle seconded. Motion approved.

- Michelle motioned to adjourn the meeting at 8:02 PM. Seconded by Pam. Meeting adjourned.

Theresa Leland