

Park Charles South HOA

Minutes of June 14, 2022

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

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

Homeowners/Guests in attendance: Mike Morgan, Allan Breite

President's Report

- Brandt called the meeting to order. Seconded and approved.
- Thank you to Michelle for converting the Covenants and Restrictions to a Word document. This will be very helpful when updating or searching for a specific word/topic.
- May Meeting Minutes were emailed to Board members for any needed edits. Michelle motioned to approve the May 2022 minutes. Katie seconded and the minutes were approved.
- Brandt will bring to the meeting next month a rough draft of possible changes that need to be made to Covenants/Restrictions. These will be open for discussion.

Treasurer Report

- Pam received the latest report for C & V. The balance owed to the HOA in back payments for the subdivision fees is \$3,591.
- Pam will go to the bank to apply for a credit card for the HOA association. Katie made a motion to approve the Treasurer's Report. Diane seconded and it was approved.

Grounds and Maintenance

- Mike gave the Grounds and Maintenance Report in Jerry's absence.
 - Several trees are candidates for being cutting down.
 - Grates on Lake Superior need attention. Mike will get a bid for repair.
 - Medians will be aerated and reseeded in the fall.
 - We are thinking about having C & V help us in getting the \$100 assessment fee recorded properly in St. Charles County Courthouse Recorder's Office. Have been having a hard time getting a lawyer to do this for us. Maybe C & V can use their lawyers to do it.
 - Designated mailbox for the subdivision? Mike and Jerry continue to work on the idea.

ACC

- Brandt reminded us that residents do not need a permit for making upgrades to their home such as windows or pouring concrete. Permits would be needed for decks, buildings, pergolas, fences, room additions, etc.
- Diane had one application for a vinyl fence. Approval/signatures were given.
- Michelle clarified the pool water drainage/grass clippings guidelines. These are not HOA issues but can be county issues.
- Brandt reminded us that we are not to get involved with disputes among neighbors. The problems should go to the proper people – police, animal control, etc.

Social Events

- Katie got quotes for the items needed for the Food Truck Night on June 25 (tables, port-a-potties, generator, tent, etc. She will send Brandt ideas for the signs. He will get them printed.

- A few board members will meet at Lake Superior to determine the best spot for the band, foot truck, etc.
- Brandt will get some trash cans and bags for Food Truck Night.
- The garage sale in May had a great turnout.

Bylaws/Covenants

- A special mention was made as to the number of RVs that have been parked in driveways for an extended time.
- Plat 2, across from our subdivision entrance on St. Peters-Howell Road, do not pay the yearly HOA dues even though the St. Charles County tax assessor's office has them listed as being a part of our subdivision. Technically, we should be collecting dues from them. Further discussion about this will be at a later date.

New Business

- It was suggested by Allan B. that we talk to Lindenwood Insurance Agency about our general liability for special events.
- Pam motioned to adjourn the meeting at 7:53 PM. Seconded by Michelle. Meeting adjourned.

Theresa Leland