

Park Charles South HOA

Minutes of July 12, 2022

Meeting called to order at 6:35 PM - Spencer Library

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

Homeowners/Guests in attendance: Mike Morgan, Keith Putnam

President's Report

- Brandt called the meeting to order. Seconded and approved.
- Brandt drafted a copy of the Covenant and Restrictions. A copy was emailed to board members. He would like us to look at the highlighted areas and discuss these areas at our next meeting.
- June Meeting Minutes were emailed to board members for any needed edits. Jerry motioned to approve the June 2022 minutes. They were seconded and approved.

Treasurer Report

- Pam received the latest report for C & V. The balance owed to the HOA in back payments for the subdivision fees is \$1,547.66
- Pam briefly went over the Treasurer's Report. Theresa motioned to approve the Treasurer's Report. Seconded by Pam and approved.
- Pam found out that Southern Bank couldn't give us a credit card for our HOA use. They recommended that we apply for a credit card at PNC bank. After discussion at the meeting, it was decided that we would not get a credit card.

Grounds and Maintenance

- Jerry went over the Grounds and Maintenance Report.
 - Jerry and Mike continue to trim trees and bushes in the medians on common grounds. We now have 3 burn piles
 - Atwater storm drain was worked on by Jerry and Mike.
 - Keith Putnam said the medians will be aerated and reseeded in the fall.
 - There are a couple of areas in the subdivision where the curbs have been damaged by snowplows. Jerry will follow up with the STC Highway Department to make sure that they are repaired.
 - Pulled rocks out of Lake Weatherby (thrown in there by kids?) and put back in the washout area
 - There are some small seepage areas near Lake Weatherby. Jerry will monitor and call the State Conservation Dept. if it continues.
 - A few homeowners were inquiring about some issues with the grass cutting. Jerry A. and Keith Putnam (grass cutting company) met with them and resolved some of the problems.
 - Spraying was done for an over abundance of poison ivy/oak.
 - Mike went out to Classic Buildings to look at sheds. We will continue to discuss the idea of enlarging the present shed or making a bigger one.
 - Keith Putnam would like to aerate and reseed the medians. Pre-emergent was put on in the spring. He will give us a bid for this work. We requested that he also give us a quote for an additional 2-3 mowings per spring. Also, what does each mowing cost us? He will also mow for special events.
 - Theresa proposed purchasing a couple of large patriotic bunting for the entrance on St. Peters Howell Road. These would be displayed on Memorial Day, July 4, and Labor Day. She will get an estimate for these.

ACC

- No updates available at this meeting.

Social Events

- The Food Truck Night event cost us about \$2,200. There were approximately 350 people attending. It was suggested that we have another one, maybe September.
- We will look into getting a beer truck for the next event and possibly cut down on the number of tables that we rented.
- Another suggestion was to have a tent with a board member at the table for any questions from the residents. Maybe we could have a raffle with gift cards from local businesses, also have some games such a corn hole, kites, etc.
- Jerry suggested that we purchase a generator for future events but Keith P. reminded us that it may be \$2000 to get the size that we need and if we only use it once or twice a year it may need to be serviced once a year. He recommended that we rent the generator, as we need it.
- Katie uses a website called Canva to make the signs for our subdivision events and flyers for the Facebook Subdivision Group. She is no longer able to use it without paying for the updated version. The subscription would be \$119/year. Brandt suggested to we look into other possibilities.
- Michelle motioned to adjourn the meeting at 7:45 PM. Seconded and approved. Meeting adjourned.

Theresa Leland