

Park Charles South HOA

Minutes of August 9, 2022

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

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

Homeowners/Guests in attendance: Mike Morgan, Tim Leland, Ed Daly

President's Report

- Brandt called the meeting to order. Seconded and approved.
- Brandt drafted a copy of the Covenant and Restrictions. We will start discussing some of the highlighted areas at our next meeting.
- July Meeting Minutes were emailed to board members for any needed edits. Michelle motioned to approve the July 2022 minutes. They were seconded and approved.

Treasurer Report

- Pam went over the Treasurer's Report. We are staying under budget at this time.
- Pam received the latest report for C & V. The balance owed to the HOA in back payments for the subdivision fees is \$1,225. She went over the procedures that were used to collect the fees; lawyer letters, court date, garnishing wages, etc.

Grounds and Maintenance

- Jerry went over the Grounds and Maintenance Report.
 - The recent storm deposited debris on the grates on the lakes. There was discussion on how to repair the grate on Lake Superior.
 - Water washed out the repaired area around the storm drain on the Atwater common ground area. We may need some professional help to fix it.
 - Huge limb fell on a resident's fence on Lake Pershing. Jerry and Mike took care of getting the limb off of the fence. Resident will repair the fence and send the bill to the HOA for reimbursement.
 - There is a washout below Pershing dam due to the storms lately. This would make a nice job for the upcoming Work Day scheduled in September.
 - There was a request to have the pre-emergent sprayed two times on the median areas in the spring. Also, the weeds are growing over the median curbs. Jerry will spray for weed control. The broken curbs are still on the list to be repaired by STC Highway Department.
 - We will go over the proposed contract from Putnam near the end of the year and will add any services to the contract at that time.

ACC

- One permit application was received for putting up a deck. Signatures given.

Social Events

- Food Truck Night will be September 10, 5-8 pm. Cornhole, band, 3 food trucks, will be there.
- Fishing Derby is September 24.
- Signs will be put up for each event and taken down the day after.

Covenants and By-Laws

- Nothing to report

New Business

- Mike gave an estimate for a new locked mailbox. \$300 total including post. We compared this to the cost of having a PO Box.

- Mike received a bid for building a 20x30 shed. \$32,900. Plus concrete estimate of \$15,000 -21,000. Mike will meet with builder this week. Possible location of the building was discussed.
- Guest, Ed Daly, a past treasurer for the HOA, commended Pam for a great presentation of the Treasurer's Report. Thanks, Pam!!
- Brandt went over examples from the HOA Covenants and Restrictions that he would recommend for the board's study. He will be asking the board for help in drafting changes.
- Jerry motioned to adjourn the meeting at 7:45 PM. Seconded by Diane and approved. Meeting adjourned.

Theresa Leland