

# Park Charles South HOA

## Minutes of September 13, 2022

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Meeting called to order at 6:30 PM - Spencer Library

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

**Homeowners/Guests in attendance:** Tim Leland, Rick Suarez

### President's Report

- Michelle motioned to call the meeting to order. Pam seconded and was approved.
- Brandt proposed that we decide what the HOA yearly fees would be. It is done every year and needs to be notarized and sent out. The idea of raising the fee came up and needs to be justified. The present \$100 fee has not been changed for over 13 years.
- Covenants and By-Laws – Discussion will be postponed to the next HOA meeting.
- August Meeting Minutes were emailed to board members for any needed edits. Michelle motioned to approve the August 2022 minutes. Jerry seconded and approved.

### Treasurer Report

- Pam handed out the Treasurer's Report for the boards review. Katie made a motion to approve the Treasurer's Report. Michelle seconded and was approved.
- The balance owed to the HOA in back payments for the subdivision fees is \$1,056.90.
- Pam moved money from the primary account to the checking account to cover expenses for the Food Truck Night and the Fishing Derby.

### Grounds and Maintenance

- Jerry went over the Grounds and Maintenance Report.
  - 3 large trees were cut down
  - 3 large brush piles were burned
  - Jerry will report 2 burned out streetlights
  - Medians were sprayed. A decision needs to be made whether to seed, aerate, and fertilize the medians.
  - There was discussion on the repair for the Atwater washout area.
  - Several trees on the median were trimmed.
  - There is some concern about the washout below the spillway. Rocks have been used to fill some of the holes. Help is needed to finish filling the holes before inspection of the dam this fall.
  - A large limb fell onto the fence on the spillway. Supplies for repair were about \$150.
  - Would like the board to authorize up to \$300 for mailbox, post, numbers, and concrete. Would to get that in place by the shed and start the transition for the post office box and the bills that are coming in. Our PO box expires next spring. Jerry made a motion to approve the funds for the mailbox installation. It was seconded and approved.
  - Mike has been doing research on a possible new shed for the subdivision. There is not enough room for the required setback from the street for the building to be in front of the old shed. It is also too remote and prone to vandalism if it is located at the base of Pershing Lake dam. The best choice is by Lake Superior and as close to the road as possible. We need further discussion as to whether or not a bigger shed is needed. \$50,000 for building and concrete.
  - Big tree behind 57 Pershing. 50% is cut down. Need to get the rest cut down.

- There are about 17 trees that need to come down, mostly in the Atwater Easter Egg area. Mike and Jerry will try to get some of them down themselves.

### ACC

- Two permit applications were received:
  1. Fencing and new decking for a semi in-ground pool.
  2. A deck will be replaced with composite decking. They will also be adding a small area to the structure.Both were approved by the county. Signatures were given and approved by the ACC.

### Social Events

- The Food Truck event in September had a great turnout. There were several comments about the delicious food from the food trucks.
- The fish will be delivered on Friday, September 23 for the Fishing Derby on September 24, 9-11 a.m.
- The Subdivision Garage Sale will be this Saturday, September 17 starting at 7 a.m.
- Katie suggested having a Fun Day/Picnic next year (possibly June) with bounce house, face painting, etc. There was positive feedback for that event.
- Katie received an email requesting to have a wedding on the common grounds by Lake Superior. The consensus was that it was OK.
- Fall Work Day will be on October 15.

### Covenants and By-Laws

- There are some residents inquiring on the subdivision Facebook account about having chickens.

### New Business

- Theresa will contact Ionos to see why Jerry is still not receiving emails.
- Jerry suggested that each person on the board send to Pam any yearly expenses if they will be greater than what they currently are so that the budget for 2023 can be made. Have all information to Pam by the end of October. Additional ideas can be brought up at the next meeting.
- There was some discussion on ideas for improving the look of the medians: zoysia grass, native plants, etc..
- Katie motioned to adjourn the meeting at 7:46 PM. Seconded by Jerry and approved. Meeting adjourned.

Theresa Leland