

Park Charles South HOA

Minutes of October 11, 2022

Meeting called to order at 6:37 PM - Spencer Library

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

Homeowners/Guests in attendance: Mike Morgan

President's Report

- Pam motioned to call the meeting to order. Diane seconded and was approved.
- There was discussion on possibly raising the HOA fees. We talked about how to notify the residents why the fees might go higher. Brandt brought the paperwork for establishing the HOA fees for the next year. It was agreed to leave the fee at \$100 for 2023. The board will compile a list of needs/expenses for the subdivision for 2023. Brandt, Pam, and one rep from the board signed the form.
- 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

- All members of the board need to notify Pam by November 1 of any increase in the budget for 2023.
- The bank accounts look sufficient to cover expenses for the rest of 2022.
- Katie motioned to approve the September Treasurer's Report. Diane seconded. Motion approved.

Grounds and Maintenance

- Jerry went over the Grounds and Maintenance Report.
 - A new mailbox was installed at 50 PC South (near the shed).
 - Four large piles ready to be burned.
 - Red stakes were put in the ground to several holes that need to be filled
 - 11 trees were cut down this last month.
 - Putnam sprayed all medians for weeds. All medians were aerated, overseeded, and fertilized.
 - Dead limbs were removed from most trees on the medians
 - Trees to be removed by Putnam have been marked with double Xs.
 - Shed was cleaned out and signs were inventoried.
 - Met with Putnam to discuss repair of the washout on the Atwater common ground.
 - Picked up limbs on side of road near Lake Superior that someone dumped there.
 - Replaced several lights on the Christmas decorations
 - Volunteer work hours for the month – 126 hours
 - Signs were put out for the upcoming Work Day. Handed out proposed schedule.
 - Putnam will do the following by the end of the year:
 - Cut down and remove 10-12 trees
 - Remove two potentially dangerous limbs from Pershing Lake common ground
 - Remove two exceptionally large tree on Pershing common ground near a homeowner's property
- Jerry motioned that Putman repairs the storm water washout drain for approximately \$5,000. Katie seconded. Motion passed.
- Jerry will give Pam a proposed G & M budget for 2023 by November 1

ACC

- One permit application was received:
 - A 6 ft. wooden fence

Brandt recommended that it be granted but that there would be a condition that the fence could not be moved upon replacement.

Social Events

- The Fishing Derby had a lower turnout than usual. Weather may have been a factor.
 - Jerry suggested that we stock the other two lakes with some of the fish.
- The Subdivision Garage sale went well.
- Planned events for next year would include two or three Food Truck Nights. Another event might include a subdivision Picnic with bounce house, face painting, etc.
- Brandt suggested putting a paved area on the common grounds. Pickleball would be perfect for this area. It could also be used for the band on Food Truck Night. More discussion is needed.
- The idea came up of putting out luminaries in the subdivision. This idea would be good to put on the subdivision Facebook page for those residents who might like to participate.

Covenants and By-Laws

- There was discussion on the rules for vehicles outside of garages. Follow-up will be for Michelle to look into the county rules.

New Business

- Mike got more information of possibly building a subdivision shed. A 20x30 building without concrete or utilities. The prices ranged from \$44,000 to \$53,900. Building with using a kit would be a cheaper option. Mike checked with Classic Buildings, Tough Shed, and Menards. The main purpose of the building would be for storage and future needs. There needs to be more consideration as to the size of the building and the location.
- Katie motioned to adjourn the meeting at 8:26 PM. Seconded by Jerry and approved. Meeting adjourned.

Theresa Leland