

Park Charles South HOA – Minutes of December 12, 2022

Annual Meeting

Meeting called to order at 7 PM - Meeting held at Spencer Library, Room 212

Board attendees: Brandt E., Diane D., Michelle M., Jerry A.

Homeowners in attendance: Mike Morgan and 13 additional homeowners were present.

Brandt greeted the homeowners that were present and introduced the board members that were present. He also gave a short overview of things the board is working on and upcoming things we would like to do in 2023.

Secretary

- Theresa unable to attend.

Treasurer's Report

- Pam unable to attend.

Architectural Committee

- Diane passed out some literature about the ACC and how to apply for permits, applications for fences, etc.

Grounds and Maintenance Report

- Jerry gave a summary for the work done this calendar year.
 - The washout around the culvert on Atwater common grounds was contracted out and the hole filled in November.
 - 17 trees cut and removed. Contracted out the removal of 34 stumps in the medians and common areas
 - Repair of major washout of rocks below the spillway on Pershing Lake
 - Began project of improving the medians on PCS and PCN. Fertilizing, reseeding, and aerating will be ongoing. Many limbs have been removed from existing tree.
 - There were two Work Days scheduled for 2022. Five homeowners helped in May and six homeowners helped in October. The hope is to have more help in 2023.
 - All three lakes were restocked with grass carp.
 - In the last three months, six large piles were burned.
 - Continuous pick up of debris from the medians and common areas, cutting honeysuckle, and a myriad of other tasks.
 - There were 568 volunteer work hours.
 - Jerry also went over the proposed work to be done in 2023.
 - Mike went over the dam inspection report.

Covenants and By-Laws

- Michelle explained what the Board wanted to do in 2023 and some issues in 2022.

Social Committee

- Brandt read the report that Katie sent to him and commended her on a job well done in 2022.

Some of the topics that were brought up by residents:

- ...Why some streets are maintained better than others
- ...Upcoming proposed covenant changes sparked a lively debate
- ...Another storage building also sparked some good comments
- ...Christmas lights (favorable comments)
- ...It was suggested to have a prize for the best Christmas lights display
- ...Comments about social events in 2022 (favorable)
- ...Dues collection raised several comments/concerns and what is the current uncollected amount (Pam was not present with the data.)
- ...Comments about the grounds and maintenance of the lakes and medians (mostly favorable)
- ...Trailer parking and equipment parking
- ...St. Peters annexation and opposition to, if it is presented

Meeting was adjourned around 8:15 PM

Notes taken by Jerry Arrendale

Transcribed by Theresa Leland