

# Park Charles South HOA – Minutes of January 10, 2023

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Meeting called to order at 6:33 PM - Meeting held at Spencer Library, Room 212

Board attendees: Brandt E., Diane D., Katie L., Pam C., Theresa L., Jerry A.  
Homeowners in attendance: Mike, Morgan, Bob Fletcher, Tim Leland

## President's Report

- Katie motioned to start the meeting. Theresa seconded. Motion passed.
- Home owner was welcomed to the meeting
- December's Annual Meeting had 12 homeowners present.
- Jerry will send Theresa the minutes for December to transcribe.
- City and Village said the Incorporation of the HOA may have to be reinstated due to a possible late registration. Brandt will take care of it.
- Jerry's pcsouth.com email address is still not working. He will contact Tim Leland and Ionos to check this out. Ionos would like a 3-way call to see what the problem is. Meanwhile, all emails to Jerry should go to jerryarrendale@gmail.com

## Treasurer Report

- Pam will send the updated Treasurer's Report to board members via email since there were a few more expenses that still needed to be entered. The budget for 2023 was shared with the board members.
- Pam closed the PO Box at the post office since the mailbox by the shed is now up and operational.
- Katie will be given a credit card to use for social event purchases.
- Pam sent out a *Change of Address* card to all vendors regarding the change of address from the PO Box to the new mailbox address on Park Charles South by the shed.

## Grounds and Maintenance

- Christmas décor is down and stored away
- Still cutting limbs and trunks of large trees that are down on north Lake Pershing common area.
- The shed is better organized
- The drain on Atwater that was fixed by Putnam is holding up well. He will bring more dirt over in the Spring after the existing dirt settles.
- Pick up of trash in the medians and common areas
- 30 volunteer hours submitted for grounds and maintenance work
- Mike passed out copies of the inspection of the dam on Lake Pershing by the Department of Natural Resources. He went over all of the recommendations for repair.

### ACC

- One permit application for a deck replacement was received. Application was approved and signatures given.

### Bylaws/Covenants/ACC

- Nothing to report

### Social Events

- Since Valentine's Day falls on the second Tuesday in February, the normally scheduled board meeting was moved to the first Tuesday, February 7.
- Katie was commended by some of the residents for her great job in organizing the past social events.
- Easter Egg Hunt is Saturday, April 1. Pam will supply a bench so that pictures can be taken with the Easter Bunny.
- A resident mentioned that her local church youth group may be able to help with the next Work Day.
- Katie will provide a Calendar of Events to be put up on the HOA website.
- The Santa Visit day went well. It took about 3 ½ hours to complete. Lots of residents/children were out.

Brandt received a letter from Devereux and Company stating they will do our tax returns for the HOA. Brandt will call them to inquiry about the need for an Annual Review instead of an audit. Jerry made a motion to have Devereux and Company do the taxes. Pam seconded. Motion passed.

### Old Business

- Nothing to report

### New Business

- Nothing to report

The attending guest inquired as to whom to contact for a trailer that has been parked on the street for quite a while. It was recommended he contact the St. Charles county Neighborhood Preservation.

Motion made by Katie and seconded by Jerry to adjourn the meeting. Motion passed.

Theresa Leland