

Park Charles South HOA – Minutes of February 7, 2023

Meeting called to order at 6:35 PM - Meeting held at Spencer Library, Room 212

Board attendees: Brandt E., Diane D., Katie L., Pam C., Theresa L., Michelle M.
Homeowners in attendance: Mike Morgan, Tim Leland

President's Report

- Pam motioned to call the meeting to order. Michelle seconded. Motion passed.
- Brandt will get the Incorporation of the HOA reinstated due to a possible late registration.
- December Monthly Meeting Notes and the December Annual Meeting Notes were sent to all board members for review. Michelle motioned to approve the Monthly Meeting Notes and Pam seconded. Motion passed. Michelle motioned to approve the Annual Meeting Minutes. Seconded by Pam. Motion passed.
- January Meeting Minutes were sent to board members for review. Katie motioned to approve and Pam seconded. Motion passed.

Treasurer Report

- Pam distributed and reviewed the January Treasurer's Report.
- Pam closed up the PO Box and turned in the key. Mail is being received in the new mailbox at the subdivision shed.
- Pam is waiting from City and Village to receive the report that shows all the outstanding annual HOA fees owed.
- Katie motioned to approve the January Treasurer's Report. Michelle seconded. Motion approved.

Grounds and Maintenance

- Mike attended a Dam Safety seminar at Busch Wildlife Center presented by the Department of Natural Resources. He asked them to come out when it warms up to give us advice on possibly elevating the dam.
- 75 ft. dead oak tree up above Lake Pershing cut up.
- There is a minor leaky drop gate on Lake Pershing. Mike feels like it needs to be lifted in order to clean off years of build-up on the gate. This is something that will need to be addressed in the future. The low-level water stream is draining into a gap in a seam in the concrete overflow channel and is going down underneath the concrete. Eventually this will undermine the overflow. To repair the gap in the seam will require a dry surface. Further study to stop/drain or redirect the leaking water is needed.
- Brandt will send a letter to the resident that continues to put yard waste in the common area.
- Continual pick up of trash on the medians.
- Putnam emptied trash cans on the lakes.
- Changed oil and filter in the gator.

- Putnam contract was reviewed by the Board. Michelle motioned to approve the contract. Theresa seconded. Motion approved.

ACC

- Nothing to report.

Bylaws/Covenants/ACC

- A realtor requested information for a client as to whether they can have 6 ft. privacy fences and info for any restrictions on dogs.

Social Events

- Easter Egg Hunt is Saturday, April 1. Pam will supply a bench so that pictures can be taken. Brandt has agreed to be the dressed up Easter bunny.
- Mike will make sure that Putnam mows the grass before the Easter Egg Hunt.

Old Business

- Nothing to report

New Business

- Nothing to report

Pam is concerned about a resident on Meramac that has a basketball hoop in the street which could be a safety issue. She will call the county to address the problem.

A committee will come together in order to plan for a new shed.

Katie motioned to close the meeting. Seconded by Diane. Motion passed.

Theresa Leland