

Park Charles South HOA – Minutes of March 14, 2023

Meeting called to order at 6:34 PM - Meeting held at Spencer Library, Room 212

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

Homeowners in attendance: Mike Morgan, Tim Leland

President's Report

- Katie motioned to call the meeting to order. Seconded. Motion passed.
- Diane presided over the meeting in the absence of Brandt.
- February Meeting Minutes were sent to all board members for review. Jerry motioned to accept the February meeting notes. Katie seconded. Motion passed.
- Diane reminded board members to please give all receipts to Pam.
- Jerry will contact Brandt to make sure that he took care of getting the Incorporation of the HOA reinstated.

Treasurer Report

- Pam is working with Devereux to make sure the taxes are processed correctly.
- There was some question as to the balance of delinquencies for the HOA dues. Jerry recommended that a board member or two go to City and Village to verify the amount owed to the HOA and clarify the process for collection.
- There will be letters notarized and sent to residents who will have liens put on their property due to unpaid dues. Jerry offered to take them to City and Village after they have been notarized.
- Pam went over the Treasurer's Report. We will postpone approval of the report until next month's meeting because of a few adjustments needed.

Grounds and Maintenance

- Putnam will start working on improving the grassy area on the medians next week, weather permitting.
- Putnam will bring dirt, grass seed, etc. to the Atwater washout early April to fill in the dirt that has settled.
- A resident has reported a tree/limbs from the common area has fallen on their fence. Putnam will take a look and give us a bid/time frame for the cleanup.
- Rock/concrete is being used to fill in the drain/grate area at Lake Pershing.
- Work is being done to fill in a washout area on the east side of Lake Weatherby.
- Mike cut up a large tree that had come down during the wind. This was on upper Pershing.
- Still hauling limbs and debris to the burn pile below Pershing dam.
- The gator was serviced by Mike.

- The County filled a large hole by the road near Lake Superior. They also repaired the curb on PC South.
- Brandt is spearheading the Eagle Scout project of getting a small bridge to go across the upper part of Lake Weatherby.
- Theresa made a motion to accept the Grounds and Maintenance Report. Katie seconded. Motion passed.

ACC

- No permit applications received.
- The HOA was contacted by a resident-owner with the question on identifying the owner of a neighboring property so as to arrange repairs on a common fence – the residents of the neighboring property are renters. The HOA does not have ownership information and recommended that the resident-owner call City and Village.
- Diane was contacted by a resident about adding a gravel driveway to an existing property. These questions need to be referred to the County (Neighborhood Preservation).

Bylaws/Covenants/ACC

- Nothing to report

Social Events

- The Easter Egg Hunt is Saturday, April 1, 9 AM. All available board members should show up at 8 AM to help set up.
- Mike will make sure that Putnam mows the grass before the Easter Egg Hunt.
- Jerry will email board members to determine the best day for a Work Day in April.
- The Food Truck event will be on May 19, 5-8 PM. The 'pop-up' food trucks randomly come to the subdivision and park by Lake Superior have had excellent attendance.
- The Garage Sale will be May 20.
- The Spring Picnic will be on June 10, 12-4 PM.

Old Business

- Nothing to report

New Business

- Nothing to report

Mike motioned to close the meeting. Seconded by Katie. Motion passed. Meeting adjourned at 7:49 PM.

Theresa Leland