

Park Charles South HOA – Minutes of April 11, 2023

Meeting called to order at 6:51 PM - Meeting held at Spencer Library, Room 212

Board attendees: Brandt E., Diane D., Katie L. Michelle M., Theresa L., Jerry A.
Homeowners in attendance: Mike Morgan

President's Report

- Katie motioned to call the meeting to order. Jerry seconded. Motion passed.
- Brandt passed around the tax return info for the board to review.
- Pam is working on the reinstatement of the corporation.
- March Meeting Minutes were sent to all board members for review. Katie motioned to accept the March meeting notes. Jerry seconded. Motion passed.
- March Meeting Minutes were sent to board members for review. Katie motioned to approve and Jerry seconded. Motion passed.

Treasurer's Report

- Pam was not present to review the March Treasurer's Report. Katie motioned to hold off until next month to approve the March Treasurer's Report. Diane seconded. Motion passed.

Social Events

- The Easter Egg Hunt was moved to Sunday, April 2 due to inclement weather on April 1. Attendance was excellent. There was some discussion as to whether the egg hunt should be moved to 10:30 or 11 AM since it is a warmer part of the day. The dressed-up Easter Bunny was a big hit.
- The next Food Truck event will be on May 19, 5-8 PM. There will be four food trucks. We will also have live music. Katie will order the tent and port-a-potty. Signs will need to be put out for the garage sale and food truck event. Jerry recommended that someone come down to the shed to review the number of signs there are for each event.
- The Spring Garage Sale will be May 20 beginning at 7 AM.
- The Spring Picnic will be on June 10, 12-4 PM. Two food trucks, bounce houses, and The Mr. Bogus Band live music will be there.

Grounds and Maintenance

- In the past, high lake levels on Lake Superior have caused the drain pipe to rise which appears to have separated the joints of the pipe. A homeowner (in this line of work) has volunteered to fix it if we supply the materials. Estimated cost is \$500. Jerry motioned to approve the repair. Diane seconded. Motion passed.
- Mike and Jerry are working on removing a large pine tree that has blown down and landed in Lake Weatherby. A truck and chains are needed.

- Work Day might have to be moved to May. Jerry will contact board members by email to decide on the date.
- A new battery was purchased for the gator.
- A tree that fell on a resident's fence near Pershing has been estimated to cost about \$800 to repair. Jerry will present the estimate to the board for approval at the next board meeting.
- Mike and Jerry went to City and Village to discuss the dues in arrears documents. Mike and Jerry also gave them the arrears letters that will go to the homeowners who have not been paying their dues.
- C & V stated that the Unpaid Assessment Report and a Delinquent Report have to be requested each month. They are not automatically sent to the HOA.

ACC

- Two permit applications were received for fences. Board approved and signatures were given.

Bylaws/Covenants/ACC

- Nothing to report

Old Business

- Nothing to report

New Business

- Nothing to report

Diane motioned to close the meeting. Seconded by Jerry. Motion passed. Meeting adjourned at 7:35 PM.

Theresa Leland