

Park Charles South HOA – Minutes of May 9, 2023

Meeting called to order at 6:50 PM - Meeting held at Spencer Library, Room 212

Board attendees: Brandt E., Diane D., Pam C., 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.
- April Meeting Minutes were sent to board members for review. Michelle motioned to approve and Katie seconded. Motion passed.
- Brandt forwarded to board members a list on all homeowners who are delinquent in paying the dues.
- Pam filled out the paperwork to get the HOA incorporated and presented to be reviewed by board members. She will add the check and put it in the mail tomorrow.

Treasurer's Report

- Pam went over the April Treasurer's Report. The report had a slight revision. Katie motioned to approve the revised Treasurer's Reports for February, March, and April. Diane seconded. Motion passed.

Grounds and Maintenance

- The rest of the pine trees were removed from Lake Weatherby. This took 32 volunteer hours to complete.
- Replaced the tube on the Gator tire.
- Mike discovered leaks on the dam on Lake Pershing and has been working on plugging the obvious leaks. Mike elaborated on the problem and estimated that it will cost a hefty sum to get it repaired.
- Putnam is working on getting the medians resprayed. They are also bringing dirt, seed, etc. to the egg hunt area to finish the storm drain project.
- Many hours were spent cutting honeysuckle, picking up limbs from the high winds and hauling to the brush piles. There are two very large burn piles to take care of on work day, weather permitting.
- We are still waiting on getting the large plastic drain pipe repaired on Lake Superior. We may try a temporary fix with hydraulic cement.
- April volunteer hours – 73. March volunteer hours – 63
- Work Day is Saturday, weather permitting.

ACC

- Nothing to report.

Social Events

- Our next event is the Food Truck night. Four food trucks will be there along with live music. Volunteers are needed to help with setup.
- The Spring Garage Sale will be May 20 beginning at 7 AM. A realtor emailed Diane and proposed that she would be able to make a map of all the garage sales in the subdivision. She would also put up additional signage and volunteered to have a donation truck available for all unwanted items after the garage sale.
- 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. Volunteers are needed for setup. Signs will need to be ordered for this event. Jerry suggested that we review the signs that we have for all of our events. The bigger signs seem to be getting a little wind-whipped.

Bylaws/Covenants/ACC

- A resident emailed Michelle that he was upset about someone on his street that constantly has six or more cars parked on the street and driveway. Michelle gave him the contact info and recommended that he contact St. Charles County.

Old Business

- Nothing to report

New Business

- A frustrated resident attended and voiced his concern of a burn pile located in his backyard view of the lake. The board will take his concerns into consideration and burn the current pile soon. The next burn pile will be moved to a different location.

Jerry motioned to close the meeting. Seconded by Katie. Motion passed. Meeting adjourned at 7:37 PM.

Theresa Leland