

Park Charles South HOA – Minutes of June 13, 2023

Meeting called to order at 6:31 PM - Meeting held at Spencer Library, Room 212

Board attendees: Brandt Ehrhardt, Diane Distl, Pam Cherie, Theresa Leland, Jerry Arrendale

Homeowners in attendance: Mike Morgan, Tim Leland, Allen Brite

President's Report

- Jerry motioned to call the meeting to order. Diane seconded. Motion passed.
- April Meeting Minutes were sent to board members for review. Diane motioned to approve and Pam seconded. Motion passed.
- Eagle Scout, Jack Rice, made a presentation/proposal to build a bridge on Lake Weatherby to help allow better access to the common area that needs mowing. The HOA will be liable for the upkeep of the bridge once it is built. Jack will start the fundraising for the bridge immediately. It is estimated to cost approximately \$2,500. Structural drawings were passed around to the board members. Jerry made a motion to approve the project. Pam seconded. Motion passed. They will come to the July HOA meeting for an update of the project.

Grounds and Maintenance

- Work was done on Lake Pershing to stop the leaks on the spillway and in the drainage pipe.
- Work Day was May 13. Seven people in attendance. The following was accomplished:
 - * covered graffiti on Lake Pershing spillway
 - * cut honeysuckle on PCS and hauled to burn piles
 - * burned large debris piles on Lake Superior and Pershing
 - * cut stumps/brush on west side of Lake Superior and hauled to burn piles
 - * hauled brush to burn pile on north end of Lake Superior
 - * medians picked up of debris
 - * three park benches on Lake Weatherby were painted/stained.
- The subdivision mailbox was hit and damaged. It was repaired and reset.
- Dragged rocks out of Lake Pershing and repositioned along the shoreline.
- Cut off several stumps so Putnam can cut the area on Lake Superior.
- Helped set up for the HOA picnic.
- There were 44 volunteer hours.

ACC

- Received an application for a 4 ft. chain link fence. It was recommended that the resident meet with the Jerry/Mike just to clarify the placement of the fence. A second application was received for a sunroom addition onto the existing concrete slab. Signatures were received for the sunroom.

Treasurer's Report

- Pam went over the May Treasurer's Report. It has proven to be difficult keeping a balance for the checking account, mainly because checks have to be ordered from City and Village and then deposited into the checking account. Checks do not always arrive in time to be deposited into the bank. This has caused a check to bounce. Pam made a motion to keep \$10,000 in the bank account. Theresa seconded. Motion passed. Pam had questions about some of the charges for the Food Truck Night and the Picnic. She will contact Katie. We will put off passing the Treasurer's Report until next month.

Social Events

- Food Truck Night scheduled for Jun 10 was rescheduled for June 30 due to inclement weather. It was suggested to we change the time of the event in order to have better attendance. Also, we should put the signs out earlier. The face painting, balloons, and bounce house went over well.

Bylaws/Covenants

- A resident on Park Charles was turned in to the St. Charles Code Enforcement for having multiple cars in the driveway that have not been moved in quite a while.

New Business

- Dawn, the Park Charles South Condominium manager, stated that they are having problems with trash and items piled in and around the trash cans and dumpsters. She requested that we put a notice/blurb on our website and Facebook page asking the Park Charles South residents to please not use the condominium dumpsters. Those are for exclusive use of the condominium residents. Pam made a motion to put a notice on our Facebook and website page. Theresa seconded. Motion passed.
- A renewal for the Directors/Officers Insurance coverage was presented by Allen. Jerry motioned to approve the payment. Pam seconded. Motion approved. Brandt gave his signature for the renewal.

Jerry motioned to close the meeting. Seconded by Diane. Motion passed. Meeting adjourned at 7:45 PM.

Theresa Leland