

Park Charles South HOA – Minutes of September 12, 2023

Meeting called to order at 6:32 PM – Meeting held at Spencer Library, Room 212

Board attendees: Brandt Ehrhardt, Diane Distl, Jerry Arrendale, Pam Cherie, Michelle McCullough, Katie Wilde

Homeowner in attendance: Mike Morgan

President's Report

- With the temporary closure of the Spencer Road library for renovations in the first half of 2024, our meetings will be held at the McClay Branch. See Brandt's email for specific dates and times.
- Brandt is working with Karen from City & Village Tax to resolve incorporation issues
- Password issue with Pam's email is being resolved
- August Meeting minutes were sent to the board members for review- Jerry motioned to approve the minutes and Michelle seconded it. Motion passed.

Treasurer's Report

- Jennifer at City & Village Tax is behind approximately two weeks on sending out our reports. She is working to improve that.
- Pam is having an issue with fraudulent email solicitations for bank and other accounting information
- Reviewed our monthly account statement
- Michelle made a motion to approve the Treasurer's report. Diane seconded that motion. Motion passed.

Grounds and Maintenance Report

- Jerry reviewed activity for the month which included moving over a dozen loads of dirt donated from homeowner to fill in washouts, storm drains, and other needs
- Happy to report there are no leaks on the Pershing dam leading to the spillway
- Hauled dirt and rock to a specific area on Pershing Lake to minimize erosion issue as noted in the state DNR inspection
- Burned 3 brush piles; downed trees and limbs at Lake Weatherby; sprayed for weeds, poison oak/ivy and honeysuckle
- Mike did touch-up painting on the shed and lake signs
- Will finalize a date for our subdivision Work Day
- The G&M crew contributed 77 hours of volunteer labor this past month

Park Charles South HOA meeting cont'd

ACC

- Two permit applications approved

Social Events

- Reminded everyone of subdivision garage sale this coming Saturday
- Fishing Derby event- Fish to be delivered on 9/22; Brandt and Mike will help Katie unload them; two tents and two tables will need to be put up by Lake Superior; Katie purchased gift cards for winners

Bylaws/Covenants

- No news to report

Old Business

- Discussed proposed shed design and specifications, including elevate area with rock border and backfill with gravel to eliminate risk of flooding in heavy rain
- 10 X 16 proposed- TufShed brand would cost \$6,000 and is viewed as best quality for an acceptable price
- Bushes on North side of current shed would be removed in order to place new shed next to current one

New Business

- Resident with his own mowing service complained about Putnam's mowing service to Brandt; he stated that trimming and the frequency of mowing in some areas is not sufficient. He was invited to submit his own bid for next year's contract.
- Brandt to look into getting a bid to cut down a number of dead trees in the Lake Pershing area, plus possibly another tree in a different location within the subdivision.
- Jerry made a motion to close the meeting. Seconded by Michelle. Motion passed. Meeting adjourned at 7:50 PM.

Diane Distl