

# Park Charles South HOA – Minutes of November 14, 2023

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

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

Guests in attendance: Mike Morgan, Nathaniel Matz from Troop 228 (Eagle Scout) and one troop leader

## President's Report

- Diane motioned to call the meeting to order. Pam seconded. Motion passed.
- Nathaniel Matz presented a proposal for constructing six bat boxes with two boxes attached to each post. One post would be installed near each of the three lakes. He passed drawings around to the board members. Diane asked if there was a need for the bat boxes. Nathaniel mentioned that bats are on the decline and that they will help with mosquito control. He discussed the design, dimensions, and installation. The estimated cost to build and install would be approximately \$1500. The project would probably start in March of 2024. Brandt asked that Nathaniel send an email to him that includes the proposal and budget for the project. It should also include the benefit of having the bat houses on the common area. In general, the board thought it was a good idea. Nathaniel will do some fundraising and let us know if there is a balance.
- Theresa emailed the September Meeting Minutes to board members and the minutes were approved via email. The Special minutes were also approved.
- The meetings in 2024 will be held at the McClay Valley Branch Library until further notice due to work being done at the Spencer Road Library. The meetings will start at 5:30 pm. Theresa will post the information on the subdivision website.
- Brandt has been sending the agenda to board members before each meeting. He encouraged members to add any items to the agenda that should be mentioned or discussed.

## Treasurer's Report

- Pam went over the Treasurer's Report and will send out an email with a revised version. It can be approved at the next monthly meeting.

## Grounds and Maintenance

- It was agreed by majority that Bramptons would be removing three trees near Lake Pershing. Jerry mentioned another tree that needed to come down near Lakemont Drive. Brandt will call Bramptons to see if they can add the additional tree to the schedule. We also need the estimate to include cutting up the trees.
- Installed sod at three locations: Lake Pershing by the overflow, two places by Lake Weatherby.
- Took down four trees in the common area.
- The board is still considering the need for a shed. Mike would recommend an 8 x 16 or a 10 x 16 (\$6100 estimate). The new shed would sit very close to

the existing shed. Jerry recommended that there be a special committee to move forward with the project (probably In the spring).

- Jeff Brinkoff would like approximately \$200 for additional Christmas lights and items needed for decorating the entrances to the subdivision. Jerry will go with him to make the purchases.

#### ACC

- Diane received a permit application for a wood shed in the back yard. It was approved and signatures were given.

#### Social Events

- Santa Claus will be here on Sunday, December 10 at 2 pm. Katie will purchase candy canes for the event.
- Two Food Truck Nights, a Movie Night, Easter Egg Hunt, Fishing Derby, a Picnic, and a Santa Tour are proposed for 2024. It was recommended that we space them out in the calendar year.

#### Bylaws/Covenants

- Brandt forwarded to Michelle an email from a company that would like to buy a home in the subdivision as a rental. She sent them a link to the information on our website.
- There is some concern as to the limit of rentals allowed in the subdivision. It was suggested that we try to get the Restrictions revised. We should also ask City and Village for an alphabetized list of addresses of all homeowners who are sent the HOA dues invoice to try and determine which and how many rentals are in the subdivision.
- There was a resident inquiring about having chickens.

#### New Business

- We have been approached by AT&T to see if they can have something set up on common ground or a private persons driveway to sell AT&T's broadband service. Diane made a motion that we do not allow businesses to use the common ground for the use of promoting their business unless preapproved by the board. Jerry seconded the motion. Motion approved.
- Brandt would like to step down as the HOA president. Diane nominated Michelle. Michelle will consider the position.
- The Annual Meeting will be held on December 12. We will have our regular HOA meeting from 6-6:30 PM and the Annual Meeting will begin at 7 PM.

Jerry made a motion to close the meeting. Seconded by Diane. Motion passed.  
Meeting adjourned at 8:15 PM.

Theresa Leland