

Park Charles South HOA Annual Meeting Minutes

December 12, 2023

Meeting called to order at 7 PM - Meeting held at Spencer Library

Board attendees: Brandt Ehrhardt, Diane Distl, Michelle McCullough, Katie Wilde, Theresa Leland, Jerry Arrendale

Homeowners in attendance: Mike Morgan and 14 residents

President's Report

- Brandt greeted the homeowners that were present and introduced the board members that were present.
- All residents present introduced themselves

Treasurer's Report

- Pam unable to attend

Grounds and Maintenance

Jerry A. went over some of the work done this calendar year.

- The large washout around the storm drain on Atwater (Easter Egg hunt area) required the drainpipe to be cut out and replaced and the area filled back in. We have added dirt, etc. and the area is holding up very well.
- The state inspectors of the dam were concerned about a washout above the drain on Pershing Lake. Mike and I put down several pieces of sod, dirt, and some rock to correct the problem
- We worked on the leak under the spillway on Pershing Lake and patched some leaks on the actual spillway. We also applied Bentonite around the actual drain
- We had two Work Days in 2023. During the spring Work Day, we concentrated on cutting brush and hauling it away, painting some park benches, painting over some graffiti, and torching some burn piles. During the fall Work Day, we concentrated on cleaning up the Park Charles North medians. Seven people attended the spring clean up and nine for the fall work day (including board members).
- Mike and Jerry cut down 11 trees and took the firewood to homeowners. There are about 10 more trees that need to come down. We are paying contractors to cut down three additional trees this year since they are too big for us to handle.
- An Eagle Scout built us a bridge to crossover on the north end of Lake Weatherby as part of their badge requirement. We have a couple more projects for the Eagle Scouts next year (bat houses, park benches, etc.).
- A very large pine tree fell in Lake Weatherby. It was removed from the lake and cut into sections. The wood was given to homeowners and the brush was burned. This was a very labor-intensive project.
- The Board is in the planning stages of putting another storage building by the existing shed at 50 PC South. We are running out of storage space in the existing shed.
- The lakes are inspected each month and the report is on the Park Charles website. The lakes are looking good.

- The majority of Mike and Jerry's time is spent picking up debris from the medians, hauling off a myriad of tree limbs and brush, filling in washouts with dirt and rock, cutting back honeysuckle and brush, cleaning off the drains, torching burn piles, cutting down dead trees, spraying for poison ivy and oak, and many other tasks. To accomplish this, they volunteered 603 man hours.

ACC

Diane passed out some literature about the ACC and explained how to apply for permits, application for fences, etc.

Social Events

- Katie went over some of the social events for 2024. She also monitors the subdivision Facebook page.

Bylaws/Covenants

- Michelle reviewed her position and introduced herself as the new president of the HOA starting in January.

Some of the topics that were brought up by residents:

...Concern about the street repair at the driveway.

...Several residents expressed how happy they are to live in Park Charles South

...Resident on Atwater was interested in having a meadow/wild flower area on the Atwater common area

...Concern for having too many rentals in the subdivision

...A resident suggested to have an official entrance for Lake Pershing

Meeting was adjourned around 8 PM.

Theresa Leland