

Park Charles South HOA – Minutes of December 12, 2023

Meeting called to order at 6:05 PM - Meeting held at Spencer Library

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

Guests in attendance: Mike Morgan, Larry Foster, Nathaniel Matz from Troop 228 (Eagle Scout) and two troop leaders

President's Report

- Nathaniel Matz reviewed his Eagle Project proposal to build six bat boxes for the common area. The estimated cost to build the boxes has been reduced from around \$1500 to \$700. Nathaniel will do some fundraising and let us know if there is a balance. He will meet with a couple members of the board to determine the exact placement of the boxes. Katie motioned that the HOA move forward with the project and that the HOA supplement the remaining balance after Nathaniel's fundraising. Jerry seconded. Motion approved.
- Theresa emailed the November Meeting Minutes to board members. Michelle motioned to approve the meeting minutes. Diane seconded. Motion passed.
- City and Village will be making an upgrade to their software. It will be more accessible for the HOA organizations and to the residents, as well. Residents will be able to check their dues balance with the new app.

Treasurer's Report

- Pam could not attend the meeting. No Treasurer's Report at this time. The different committees submitted their proposed budgets to Pam. We will go over the 2024 budget in January.
- Brandt will try to get a bid from another landscape company for the common area grass cutting.

Grounds and Maintenance

- There is still a leakage at Lake Pershing. The crack will need to be repaired when the waterline is low.
- A pile of brush was burned at Lake Pershing.
- Coordinated with Jeff Brinkopf on getting the Christmas decorations put up. He had to buy replacement bulbs and two more Christmas tree displays.
- Mike got the Santa signs put up and back down and stored.
- Mike did most of the physical work around the common grounds and lakes as Jerry was very busy on other projects away from the HOA.
- Dam inspection will be January 2025.
- Brandt received a quote for \$1500 to fell and cut up three trees. It is scheduled for December 20. Mike or Brandt will be there.

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Nothing to report.

Social Events

- Katie emailed the 2024 Events Calendar to the board members.
- This year's Santa Event went very well. Next year Santa will arrive at 2 pm.

- Katie went over a few of next year's events including a Movie Night.

Bylaws/Covenants

- Michelle will look into how to find out how many rentals can be in the subdivision.

New Business

- Katie forwarded a screenshot from the subdivision Facebook group to the local authorities of a complaint of speeding. They will put the speed monitor in the subdivision and have extra patrolling of the streets.
- The next HOA meeting will be held at the McClay Branch Library on McClay Road from 5:45-6:45 PM.
- Theresa made a motion for Michelle McCullough to take the position of president of the HOA starting in January of 2024. Seconded by Katie. Motion passed.
- Katie made a motion that Brandt Ehrhardt assume the position of Vice-President and is in charge of the Bylaws and Covenants starting January 2024. Diane seconded. Motion passed.
- A resident was concerned that the ivy is killing a tree that is leaning over one of his trees. Jerry will go by and look at it. He is also concerned about the erosion along a creek that backs to his property. Duckett Creek has been notified and we were told that we are not allowed to do anything with the creek.

Katie made a motion to close the meeting. Seconded by Theresa. Motion passed. Meeting adjourned at 6:55 PM.

Theresa Leland