

Park Charles South HOA Meeting Minutes

January 23, 2024

Meeting called to order at 5:47 PM - Meeting held at McClay Road Library

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

Homeowners in attendance: Mike Morgan, Tim Leland, and Samantha Martinez

President's Report

- Welcomed our guest to the meeting
- All residents present introduced themselves
- December Meeting Minutes were emailed to board members. Jerry made a motion to approve the December Minutes. Seconded by Brandt. Motion passed. The Annual Meeting Minutes were also sent to board members. Brandt made a motion to approve the minutes for the Annual Meeting. Seconded by Jerry. Motion passed.

Treasurer's Report

- The delinquencies for subdivision fees are down to \$19,856.43.
- Pam made adjustments for the 2024 budget. Brandt made a motion that we approve the 2024 budget with the modification of \$51,000 (added) for Maintenance. Diane seconded. Motion passed.

Grounds and Maintenance

- Putnam cut seven trees down in the Easter Egg common ground area. Wood was hauled to homeowners around the property and the majority of the brush was hauled away by Putnam. They also cut down the extremely large dead tree on the Weatherby common ground. Mike and Jerry have take care of most of the remaining wood and brush.
- The three dead trees behind the homeowner on Great Lakes were cut down and cut into lengths and most of the brush put down toward the ditch. It will take a couple of full work days to clean up this area.

ACC

- Diane had nothing to report.

Social Events

- No news to report.

Bylaws/Covenants

- It was brought up that we probably would need a lawyer to help update the covenants and restrictions for the subdivision and to legally update the recording of the assessment fee. Jerry suggested that we might want to have a committee to meet with City and Village and a lawyer to help move the project along. Brandt will contact City and Village to see if he can set up a meeting. Brandt explained the voting method in order to vote on a proposal (raising subdivision fees, updating the covenants and restrictions, etc.).

New Business

- Samantha Martinez introduced herself as a realtor that lives in PCSouth. Her team of realtors would like to help sponsor a few of the social events such as the Garage Sales event and Food Truck Night. Jerry suggested that we discuss the idea outside of the present meeting.
- Samantha volunteered to take care of updating the PCSouth website.
- Jerry updated all of the Board contact info. He will send it on to City and Village.

Jerry made a motion to adjourn the meeting. Diane seconded. Motion passed.
Meeting adjourned at 6:33 PM

Theresa Leland