

Park Charles South HOA Meeting Minutes

March 5, 2024

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

Board attendees: Michelle McCullough, Brandt Ehrhardt, Diane Distl, Theresa Leland, Pam Cherie, Katie Wilde, Jerry Arrendale,
Homeowners in attendance: Mike Morgan

President's Report

- Katie made a motion to call the meeting to order. Seconded by Pam. Motion passed.
- Resident complained of coyotes that were in his back yard. The Missouri Conservation Department was notified. There was nothing that they could do about wildlife in our subdivision. Residents are advised to keep watch of their small animals.
- February Meeting Minutes were emailed to board members. Jerry made a motion to approve the February Minutes. Seconded by Brandt. Motion passed.

Treasurer's Report

- Pam went over the Treasurer's Report. The delinquency charges for homeowner fees is down to approximately \$18,000.
- 2023 taxes still need to be done.
- There was some problem with possible fraud on the debit card. A new card will be issued.
- Jerry noted a change in the report that needs to be made.
- Brandt made a motion we accept the Treasurer's Report with the approved modification. Seconded by Katie. Motion passed.

Grounds and Maintenance

- Mike and Jerry continue to work on the downed trees on the common ground behind 45 Great Lakes.
- Bampton Tree Service came out last week and cut down and sectioned seven trees. Those sections will have to be cut up and split.
- Having issues with the two chain saws. They were in the shop for repair and tune-ups last week. One was taken back to the shop since it would not run.
- Putnam cleaned out all the garbage cans around the lakes.
- Mike and Jerry will look at a tree that is leaning on another tree near Pam's house.
- Diane made a motion to approve the \$200-\$300 needed for Bampton to clean up the brush behind Lakemont. Seconded by Brandt. Motion passed.
- Resident would like to plant trees in the common area (by the Easter Egg Hunt area) to replace the trees that were lost. Diane will call the resident to ask more questions about planting replacement trees in the common area.

ACC

- Diane had nothing to report.

Social Events

- Easter Egg Hunt will be March 23 at 10:30 AM. Those members that can help set up should be there at 9:30.
- The next board meeting will be on April 23.
- The Garage Sale will be on May 18 at 7 AM.
- Samantha Martinez reviewed how and what she could do to sponsor the garage sale.
- Katie made a motion to accept Samantha's proposal to sponsor the garage sale event. Seconded by Diane. Motion passed.

Bylaws/Covenants

- Brandt spoke with our lawyers regarding making changes to the By-Laws/Covenants and Restrictions. We will need to compose a 'letter of interest' that explains what we would like the lawyers to do. Brandt proposed that we meet to talk about the items that we feel need to be updated or changed. Each board member should think about any changes that might need to be made in their area on the board. We can talk about the ideas or changes that need to be made at our next meeting. We need to submit a draft to the lawyers. Jerry will look for an example of a draft to use for the 'letter of interest'. The goal is to have one By-Laws/Covenants and Restrictions for all plats in the subdivision. Mike recommended that we make sure that any changes that are made can be enforced by St. Charles County.

New Business

- Mike proposed to move the Fishing Derby to Lake Weatherby.
- We still need a shed since it is still pretty tight in there.
- We might need to rent a log splitter to break up all the sections of trees that have been cut down.

Katie made a motion to adjourn the meeting. Jerry seconded. Motion passed.
Meeting adjourned at 6:45 PM.

Theresa Leland