

Park Charles South HOA Meeting Minutes

May 13, 2024

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

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

President's Report

- Theresa made a motion to call the meeting to order. Seconded by Brandt. Motion passed.
- Next meeting will be at McClay Road Library.
- There are 1,030 homes in the subdivision that get assessed an HOA fees.
- City and Village is updating their portal. Residents can register at this site and will be able to pay the HOA fees.

Covenants and By-Laws

- Brandt reviewed part of the letter from the City and Village lawyer who might be helping us update the Covenants and By-Laws. A decision needs to be made as to what level of service we need.
- All board members should review the Covenants and By-Laws and highlight areas that might need to be updated and be ready to make any suggestions by the next meeting.

Treasurer's Report

- Pam went over the Treasurer's Report. The delinquency charges for homeowner fees is approximately \$8,000.
- Taxes and insurance fees have been paid for the year.
- Katie made a motion we accept the Treasurer's Report. Seconded by Diane. Motion passed.

Grounds and Maintenance

- Met with Eagle Scout and marked where the bat houses are going to be placed. It probably will be done in the next two weeks.
- Notified Dig Rite (811) as to where they need to check for utilities.
- Will clean off the grates when the rain is mostly over this week.
- Straightened up the shed to make more room. Will move out the old sprayer when the new generator gets purchased.
- Mike has continued to cut up the large tree rounds from the Bampton tree cuttings.
- The medians are looking good so far.
- Jerry has suggested that after reorganizing the present shed we do not need a bigger shed at this time.

ACC

- Nothing to report

Social Events

- The Garage Sale is this weekend, Sat. May 18 starting at 7 am. Samantha Martinez will be set up by Lake Superior with maps of participating residents. 17 houses are registered.
- Katie would like to order a generator to use for our social events. Brandt motioned to purchase a generator from Harbor Freight for around \$800. Jerry seconded. Motion passed.
- Food Truck Night is June 1 starting at 5 pm.
- Brandt motioned to move the Fishing Derby to Lake Weatherby. That lake will be stocked for the fishing derby. Katie seconded. Motion passed.
- Pam made a motion to place an order for Movie Night signs. Seconded by Samantha. Motion passed.

April Meeting Minutes were emailed to board members. Jerry made a motion to approve the April Minutes. Seconded by Diane. Motion passed.

Jerry made a motion to accept Samantha Martinez as a member of the board. Brandt seconded. Motion passed.

Katie made a motion to adjourn the meeting. Diane seconded. Motion passed.
Meeting adjourned at 6:51 pm.

Theresa Leland