

Park Charles South HOA Meeting Minutes

July 9, 2024

Board attendees: Michelle McCullough, Diane Distl, Pam Cherie, Samantha Martinez, Jerry Arrendale, Theresa Leland

Guests in attendance: Mike Morgan, Jessica Brackett

Meeting called to order at 6:46 PM - Meeting held at Spencer Road Library.

Presidents Report

- Pam motioned to start the meeting. Seconded by Jerry. Motion passed.
- The next meeting will be on August 13.
- Jessica Brackett from Animal Control was introduced. There is some concern that several residents walk their dog "off-leash" in the common ground areas. She recommended that we have some signage stating that dogs should be on the leash at all times. She will send some samples of wording for the signs to Michelle when we have them made.
- Michelle was approached by a resident that said she was told by the title company that she would need to pay a third party company a \$200 fee for a letter confirming that she did not owe any money to the HOA. She would need to pay the fee in order to sell her house. Michelle will contact City and Village to get more information.

Covenants and By-Laws

- Brandt unable to attend. Nothing to report.

Treasurer's Report

- Pam did not receive the City and Village Report. She will go over the report at the next meeting. She reviewed the Treasurer's Report. Pam noted that the Events category is over budget. There are other areas in the budget that can make up the funds. More discussion is needed since there are still a couple of events for the rest of the year. We will wait until next month to approve the Treasurer's Report.

Grounds and Maintenance

- Someone took the "No motorized vehicles on command grounds" from Lake Pershing. Will check into getting a replacement and the cost.
- Picked up firework debris and trash around the lakes. Not very bad this year.
- A very large tree came down on the north part of Weatherby. We are still getting it cut and hauled off.
- A scammer sent Jerry and Diane an email trying to get him to pay a vendor bill. Michelle was notified.
- The Leisure Pond representative is out 6-8 weeks for medical reasons. Someone at the company may be able to fill in for him.
- After getting measurements of the benches that need repair, it looks like it will cost approximately \$200 each to fix each one. We are still evaluating the job.

- Mike and Tim have been hauling the cut wood out of the two areas on Pershing to homeowners.
- Jerry noticed some comments on Facebook about the upkeep of the medians. Trash pick up is generally done each week. Also, the curb damage has been reported to the County in April and June. The curb has not been repaired yet.
- Residents who have concerns about the medians and other common ground areas are encouraged to come to a meeting to discuss possible solutions.
- A tree far up on Lake Pershing is down. It will be taken care of in the fall.
- Volunteer hours: 33

ACC

- Nothing to report.

Social Events

- Katie unable to attend.

Meeting Minutes

- Jerry made a motion to approve the Meeting Minutes for May and June. Seconded by Diane. Motion passed.

New Business

- Theresa will send the contact information for Samantha Martinez (in charge of the website) out to all of the board members.
- A resident reported that there was a fire near Lake Superior, supposedly set by some kids. Mike went to check but could find nothing.
- Diane made a motion to adjourn the meeting. Pam seconded. Motion passed. Meeting adjourned at 7:43 pm.

Theresa Leland