

# Park Charles South HOA Meeting Minutes

## August 13, 2024

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

Guests in attendance: Mike Morgan, Julie and Ken Voss

### Presidents Report

- Theresa motioned to start the meeting. Seconded by Brandt. Motion passed. Meeting called to order at 6:31 PM - Meeting held at Spencer Road Library.
- Introductions were made to the guests.

### Covenants and By-Laws

- Brandt spoke with Tony Soukenik, the lawyer from SandbergPhoenix law firm, who also represents City and Village. He is able to meet with us one evening to help us determine the procedures for changing/updating the Covenants. The meeting would be considered as a “free of charge” meeting. Brandt will send an email to the board members to determine a good date and time to meet with Tony. Members should email Brandt with any questions they have for Tony. He will create a document for the meeting.

### Treasurer's Report

- Pam reviewed the June Treasurer's Report. She gave the balance for the checking account.
- She discussed the idea that we might need to slow down on the social events, maybe fewer Food Truck Nights since we are over-budget for the year.
- Pam will email the July Treasurer's Report to members when she receives it from C&V.

### Grounds and Maintenance

- Mike gave the G & M report in Jerry's absence.
- Storm damage on July 7 was relayed to all Board members and a call for help went out.
- There was quite a lot of damage to a homeowner's back yard on Watkins Glen due to the storm.
- Mike and Jerry cut up a lot of limbs and trees due to the storm and hauled large amounts of debris, limbs, and trash to the burn piles.
- Cleaned off all of the lake's storm drains of debris.
- Jerry reported all the broken curbs again to the county on July 22 and they were all repaired by the first of August
- Mike and Jerry repaired the damage on the Howell Road entrance monument which was more labor intensive than anticipated.
- Hauled off trash two weeks ago that was left by the road on Lake Superior from the July event. Trash was also left by the shed from the Food Truck Night. Jerry suggests that the board members take turns cleaning up after events since it is such a big job.

- Mike and Jerry replaced the broken boards on two park benches on Superior with cedar boards and stained both benches. They also replaced one board on another bench that was badly warped and stained that bench also. There are six more benches that could be stained by board members in their spare time.
- Our Leisure Pond individual is doing much better and is going to try to get the three lakes tested by the middle of August. There is no July report.
- No action yet on the washouts Jerry reported to AT&T and Ameren behind homeowner's houses.
- Jerry and Mike have cut up the trees and stumps in the area behind Lakemont Ave and the homeowner is going to continue to clean up additional debris.
- The black drainage pipe that washed out of its area on Lake Superior will be reinstalled by Putnam in the next couple of weeks.
- The medians are looking good after Putnam has been reseeding, putting down weed control, etc. He continues to monitor and cut the medians regularly.
- Placed mulch around lake signs.
- 100 + volunteers in the past month

#### ACC

- Diane received a permit application for replacement of a fence. Signatures were given for the permit.

#### Social Events

- Katie was unable to attend the meeting.
- The next event is the Fishing Derby on September 21, 9-11AM which will be held at Lake Weatherby. The lake will be stocked beforehand. Signs will be put up at Lake Superior redirecting people to Lake Weatherby.

#### Meeting Minutes

- Diane made a motion to approve the Meeting Minutes for July. Seconded by Brandt. Motion passed.

#### New Business

- No new business

Brandt made a motion to adjourn the meeting. Diane seconded. Motion passed.  
Meeting adjourned at 7:52 pm.

Theresa Leland