

# Park Charles South HOA Meeting Minutes

## November 12, 2024

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

Guests in attendance: Mike Morgan

- President Michelle opened the meeting at 6:40 pm at Spencer Road Library.

### Presidents Report

- Discussion on FINCEN:
  - Letter from law firm SandbergPhoenix detailing the FINCEN federal requirements as applied to HOAs – for \$199 a year they will coordinate (with third party - FinCEN Report Company) required board member information reporting. Agreement that this would be a good option.
  - All board members have received an email from FinCEN Report Company with a link to facilitate entry of required board member information. This has been initiated by the City and Village lawyer who has been contracted to revise the Park Charles covenants – Anthony Soukenik.
  - Expected that City and Village would take care of this as part of service. Jerry will contact City and Village/SandbergPhoenix to get more information on next steps and circulate answers via email. Additionally, clarify which board members would be required to submit personal information.
  - This needs to be filed by Dec. 31, 2024.
  - No formal motion or vote taken.
- Jerry reported on legal advice concerning HOA filing liens on unpaid dues: City and Village will no longer (as of Nov. 1, 2024) file liens for the Park Charles HOA – filing will have to be initiated by the HOA board. Brandt added that there is a time restriction on the filing. Diane referenced the regulations: recent court rulings on how judgments are rewarded are the reason for the change. It is now recommended to file only every 3 years. HOA will have to review the end-of-year delinquencies to determine liens to be filed. Ask what City and Village could do to facilitate. This would be expected to be a regular part of HOA service.
  - Confirm City and Village fees and where this is reported.
- Annual Meeting (Dec. 10, 2024).
  - Brandt will check on library room status – size to accommodate potential HOA member attendance
  - Board meeting to precede 6:30-7 with Annual Meeting to begin at 7-8 pm.
  - Board members responsible for reports should file these at least several days ahead of Annual meeting (Pam may be unavailable)
  - Diane will redo a handout.

- Annual Meeting signs – Jerry. Facebook/website announcements – Katie.
- Brandt – what to do about revised draft on covenants. Board needs to review first.

### Treasurer's Report

- Pam absent – no report available.
- Budget discussion
  - Some updates needed to be made on 2024 report
  - Michelle – est, \$102K per year spent this year, need to cut, potential of increased administrative costs in 2025
    - Summary projected savings for 2025: estimated \$11k
      - Social events reduced to \$2k (3 events down to 1 event)
      - Shed maintenance reduced to \$7k
      - Erosion + lake maintenance (zero out) reduced to \$4k
      - Easter egg – keep at \$1.4k
      - Holiday decorations reduced to \$500
      - Christmas reduced to \$500
  - Brandt moved to approve above adjustments to 2025 budget, Jerry seconded, motion passed unanimously
  - Theresa will send above adjustments to Pam
- Annual dues discussion
  - Diane – given administrative costs and 2025 budget, esp. cost of covenants/restrictions revisions – consider raising annual dues
  - Brandt – possibility of special assessment to cover costs of revisions
  - Jerry – maybe better to just cover within current budget

### ACC

- No activity.

### Social Events

- Katie was called for social event discussion.
- Discussion on reducing budget (see above Treasurer's Report).
- Santa to be scheduled for Dec. 15 - 2 pm
- There should be a 2025 events schedule available end of weekend.
  - Fishing derby
  - Easter egg hunt
  - One food truck night

### Covenants and By-Laws

- Brandt reported SanfordPhoenix should have first draft in two days.

### Grounds and Maintenance

- Washout behind shed fixed by AT&T
- Subdivision entrance monuments signs caulked – readied for painting
- Christmas lights put up
- Ameren transformer washout back of Weatherby – notified Ameren and following progress
- Purchased “No Motorized Vehicle” sign and re-installed stolen sign.
- Large washout upper lake Weatherby being filled

- Bridge repair and ready to stain
- Tree work on Easter egg area
- Shed clean out
- Grass seeded around Weatherby bridge
- Report from MO DNC on dam – renewed for 3 yr. No defects
  - Plus 6 inch dam level noted
  - Complemented on lake/dam conditions
- Lake Pershing drain still slow leak

#### Website

- Samantha corrected all reported issues
- Please give feedback on website look
- New minutes up to Oct posted, send over new notes as approved
- Send over lake reports for posting
- Ask Katie for Santa graphic to post
- Would like to see a calendar view of subdivision events/activities

#### Meeting Minutes

- Jerry made motion to approve October meetings minutes, Diane seconded. Motion passed unanimously.

#### New Business

- Mike - Delinquent assessments from Pam – hard to interpret. Theresa thought there might be an explanation from previous meeting - check notes.

Brandt made a motion to adjourn the meeting. Pam seconded. Motion passed.  
Meeting adjourned at 8:18 pm.

Theresa Leland