

Park Charles South HOA Meeting Minutes

December 9, 2024

Board attendees: Michelle McCullough, Brandt Ehrhardt, Jerry Arrendale, Pam Cherie, Samantha Martinez, Diane Distl,
Guests in attendance: Mike Morgan

- President Michelle opened the meeting at 6:32 pm at Spencer Road Library.

Presidents Report

- FinCen - Michelle brought up the email notice from Tony Southenik, attorney at Sandberg Phoenix, that the FinCen requirement has been put on hold, but he still recommended we move forward with completing our information. Jerry stated that he would obtain what information is required from each board member. Discussed that everyone on the Board needs to complete the information.
- RE: the Lien process- Who wants to be responsible for providing the names/addresses to City Village & Tax so that they begin the lien process for us? No answer was provided. It was mentioned that the Courts recommend that consecutive liens are filed every three years only.
- Jerry brought up the fact that no postcards were sent out for our annual meeting to be held tonight. He asked who was responsible for requesting those be sent out from CVTO. We did put signs out and had a notice on our website, but those were not sufficient or timely. No one had a response to Jerry's postcard question. Jerry recommended that we review upcoming activities at each meeting and discuss who is responsible for each action item for those activities. We had no attendees for tonight's annual meeting.
- Covenants and By-Laws
Brandt brought up the fact that there were a number of changes we had wanted the attorney to make on our C&R restatement. Examples he cited included no commercial businesses allowed to operate; the 3 board member requirement for the ACC committee; the draft only mentions 1 plat vs including all plats. Diane reminded the group that Tony was discouraging us from asking for some changes because of the vagueness of the language and resulting difficulty getting those enforced. Brandt asked that we all review the C&R proposal and provide Brandt with our thoughts on the edits made.

Treasurer's Report

- Pam reviewed Financials and noted that CVTO is always a month behind because they now have to do a monthly audit before they can close the books and send out the reports. Motion made to accept the November treasurer's report, and motion was passed.

Grounds and Maintenance

- Jerry discussed the teen parties being regularly held in the Common grounds across from Lake Superior. Jerry and Mike have picked up a lot of broken glass bottles, cans, trash, sleeping bags, etc. in that area. So far, we have received no complaints from any residents.

- A motion was made to accept Jerry's report. Motion was accepted.

ACC Report

- Diane stated there were no permit applications submitted for the past month.

Social Events

- Katie was not in attendance. Everyone was reminded that Santa Claus/firetruck event was happening this coming weekend. A motion was made to pay Backstoppers \$200 for last year's Santa Claus event donation. It had been overlooked. The motion passed. Regarding the earlier question during the President's Report about the annual meeting postcards not being ordered, Jerry suggested that we review the activity report every month so that we don't forget about what needs to be done and by whom. Everyone agreed that should be done.

Website

- Samantha has made improvements to the website. Several committee members liked the clean look of it and requested some additional changes, including adding a calendar with the events in it. Sam said she'll look into that.

Motion was made to adjourn the monthly meeting and motion was accepted.
Meeting adjourned at 7:32pm.

Theresa Leland