

Park Charles South HOA Meeting Minutes

July 8, 2025

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

Guest in attendance: Mike M., Kelley R., Paul R., Claudia M., Maxine F., Larry F., Allan B., Rick S., John M., Officer Shaun Birdsong (St. Charles County Police Department)

Meeting began at 6:30 pm.

- Introductions of board members were made to the guests attending.
- Officer Birdsong gave a summary of the St. Charles County crime stats. Overall crime is down 61% compared to last year. Violent crime is down 41%. He also reviewed the Park Charles South subdivision stats for the year, so far. There have been 366 calls for service. Of those, 39 police reports were taken. There were several hit and run incidents. He stated that the solvability of these types of crimes has been much greater with a License Plate Reader at the entrance of the subdivision. The SCCPD is not affiliated with the License Plate Reader company. The Reader is a tool that may help to solve the crime. He also shared with us a couple of scams that were going on in the county. He then answered a few questions from our residents in attendance and will look into the situation of a possible “bunk house” on PCB South.
- A resident on Atwater is concerned about a drain pipe that comes out between two houses that is constantly draining. Moss grows in the summer and water freezes in the winter causing a hazardous situation. Allan (HOA insurance rep) stated that there was nothing that the HOA would be responsible for. Allan recommended that he call the county.
- A resident made a complaint about the creek that runs behind their house on PC South. It has caused erosion in their yard. It was recommended that he call Duckett Creek.
- There was discussion as to what we should do about revising the Covenants and Restrictions. The lawyer has sent out a draft and we need to review it and determine if the HOA would like to move forward.

Treasurer's Report

- There was discussion as to whether or not we would like City and Village to pay our invoices instead of Pam (treasurer). C and V already pay most of our invoices. Pam will continue to pay the rest of the invoices.
- Pam went over the Treasurer's Report.
- Jerry made a motion to approve the March, April, and May reports. Seconded. Motion passed.

ACC

- Diane had one permit application from a resident on Bridgeport that would like to replace a rusted chain link fence. It was approved and signatures were given.

Social Events

- Katie was unable to attend.

Grounds and Maintenance

- Mike cut more limbs behind Villas on Watkin Glen in response to homeowner concerns.
- Began filling in huge washout on the Easter Egg area and marked off the area. May need a load of dirt and rock to fill in all the washouts. Got a quote for \$400
- Cleaned off the grates on Pershing (bad) and Superior (super bad). The grate on Superior is crushed in by the force of the flood and will require professional help to repair/replace. We marked it off the yellow tape to signify "no admittance".
- Picked up debris from the medians several times.
- Checked the "party spot", picked up debris and put a trash can in that area. Cut our way through the brush to get to that area on the gator.
- Burned the huge brush pile below Pershing Lake.
- Began staining the bridge at Lake Weatherby.
- Reported potholes on the boulevard and Whispering Ridge Lane.
- Cut up small tree across residences on South Blvd.
- Large tree fell across the spillway on Pershing Lake and damaged the fence. Mike and Jerry cut up the limb and hauled the brush to the burn pile.
- Discovered a massive branch out of a tree on the common ground behind 56/58 Weatherby. Too large and dangerous for Mike and Jerry to handle. Will require professional to handle.
- Huge tree down in the common ground above Lake Weatherby. Mike and Jerry are still working on it.
- Limbs down several places in common ground.
- Monuments will need painting.
- Jerry will follow up with AT&T about a 6 foot deep washout behind a home on Pershing.
- Jerry will follow up with Ameren about a washout by the substation at the top corner of Weatherby.
- Curb damage on median near 26 PCB South. He will file a report.
- Pam will follow up the City and Village to review the delinquent dues.

Secretary

- Theresa emailed the June meeting minutes to the board for review. Diane made a motion to approve all the meeting minutes that had not been

approved due to lack of a quorum in the past meetings. Seconded. Motion passed.

New Business

- Diane proposed that we create a one-page annual newsletter with contributions from each board member for distribution to the subdivision. It could contain information about how to be a good neighbor or any issues that are of concern for the subdivision. We could also encourage residents to volunteer to be a member of the HOA.
- Theresa will contact Samantha about putting something on the website stating that we could use more members on the HOA. She will also contact Kate about adding the request to the subdivision Facebook page.

Meeting adjourned at 8:20 pm.

Theresa Leland