

Park Charles South HOA Meeting Minutes

June 10, 2025

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

Guest in attendance: Abby H., Tom J., Teresa W., Brian K., John M.

Meeting began at 6:30 pm.

- Introductions of board members were made to the guests attending.
- A condo residence's place was flooded out for the second time. Apparently, Lake Weatherby near the shed overflowed and ran down to the condo. Mike explained that the two drains that are there should help with drainage but with extreme rain there can be an overflow of the embankment.
- Another resident near Newberry and Atwater had extreme drainage issues primarily because a 18" drainpipe was not big enough to handle the excessive amount of rain. Plus, the drainpipe was somewhat clogged.
- Another resident on Newberry complained of the common ground drainage has changed some. There is a sinkhole near his home causing irregular drainage towards his house. Also, his neighbor's gutter spouts are not underground and a large volume of water from the spouts floods his yard. The neighbor does not see that there is a problem and has no intention of putting the spouts underground. Mike and Jerry were willing to go speak to the neighbor to see if they can convince him to redo his downspouts.
- A resident in Willow Glen Villas has a common ground tree bending over into their yard almost touching the ground. They are requesting that the HOA have them trimmed. Mike has suggested to them that they should go ahead and trim the branches. They will send an email to Michelle asking for authorization to trim the tree. Mike will go by and look at it.
- Michelle recommended consulting Jerry about any changes needed to the common area in order to divert water away from resident homes.
- City and Village has offered to pay our invoices instead of Pam paying the invoices. This might create more work for Pam so this will be put on hold for now to allow for more discussion.
- Diane responded on June 10 to the email from Mainstay HOA requesting if a certain three properties are in the Park Charles South subdivision. She directed them to the City and Village tax office.

Treasurer's Report

- Pam explained how the credit card is billed and paid. She then reviewed the Treasurer's Report.

ACC

- Nothing to report this month.

Social Events

- Katie was unable to attend.

Grounds and Maintenance

- Called the County Neighborhood Preservation about the yard condition at 9 Lakemont as it is in very bad condition.
- Mike and Jerry met with a resident on Newberry about his neighbor's water problem affecting his property. Mike suggested that maybe a letter from the HOA asking the elderly neighbor if he needs help with the problem.
- Spoke with a resident living near the Egg Hunt area about his concern of the grass cutting. Current HOA dues do not allow for the costs of weekly grass cutting.
- Discovered a washout occurring around the culvert on the Egg Hunt area. There is also a huge washout in the middle of the Egg Hunt area that is about 3-4 feet deep. Jerry will look into these problems when he gets back in town.
- A limb was cut for an elderly resident on Willow Glen in response from an email from the homeowner and another email from the president of their HOA.
- Picked up debris from the medians and limbs, etc. around the lakes and common grounds.

New Business

- Diane mentioned the idea of putting a blast on Facebook, the website, etc. about needing more members for the HOA. It is getting difficult to make motions and get things approved because of lack of voting member attendance. If we do not have a quorum to help approve things, there is a risk of having to turn over the HOA to the city of St. Peters.
- Several residents in the subdivision are concerned about the possible use of a recently purchased home being used as an employee dormitory for a commercial business. Diane referred the residents to the County Building and Code division.

Meeting adjourned at 8:10 pm.

Theresa Leland