

Park Charles South HOA Meeting Minutes

February 11, 2025

Board attendees: Michelle McCullough, Diane Distl, Theresa Leland, Jerry Arrendale,
Guests in attendance: Mike Morgan

Presidents Comments

- Michelle opened the meeting at 6:33 pm at Spencer Road Library.
- There were four guests in attendance. The board members introduced themselves.
- A guest resident was unhappy with the fact that there is no electricity at the entrance of the subdivision by his house. He lives on Bridgeport. There was electricity at the entrance until there was work done on Thoele Road. The electricity was never reinstalled. He would like there to be electricity so that there could be Christmas lights/decorations installed for the holiday and possibly have the entrance sign lit up. He agreed to contact the proper utility companies to start the remedy of the situation.
- Another guest asked about a erecting carport that cannot be attached to the house due to the pitch of the roof. Diane instructed her to submit a permit application along with placement and dimensions. She may also have to submit an application to the county.
- Jerry said that all paperwork was done pertaining to the assessments due this year. He will make sure that any information needed for the next year's assessment gets to City and Village in a timely manner.
- Jerry spoke to C & V about filing liens. He will contact them in a couple of months to verify which liens we will need to file. Theresa volunteered to help with the filing of the liens.

Treasurer's Report

- Pam was unable to attend.

ACC

- There was one permit application that was approved and needed two signatures which were obtained.

Social Events

- Katie was unable to attend.

Grounds and Maintenance

- Approved bid for Putnam Lawn Service was sent in.
- Jerry reported curb damage at entrance from St. Peters Howell Rd. on PCB South and also a storm sewer cave-in on PCB North to the County Highway's website.
- Leisure Pond reports were sent to the Board and to Samantha to add to the website.

- Mike and Jerry took inventory of signs for HOA events. They also made a map of where the signs can be placed in the subdivision for each event. They will order signs from BANACOM as needed.
- There was a complaint about brush on the common ground. Most of the brush appears to be in the resident's yard. Mike and Jerry will visit them when the weather breaks and discuss the matter.
- Bids were received for removing 8-10 dead trees on the Egg Hunt area. One bid was \$6,000 and the other was \$3,500.
- Jerry inquired with AMEREN about the large washout around the transformer at the far end of Lake Weatherby. He was notified that they are drawing up preliminary plans to possibly relocate the lines and transformer.
- Volunteer hours - 12

Meeting Minutes

- The January minutes were sent to all board members for review. The approval of the minutes will be done next month when there are sufficient board members present.

New Business

- Brandt Ehrhardt has resigned from the board as Vice President and ByLaws/Covenants. (Effective January 7, 2025)
- Samantha Martinez has resigned from the board. She will continue to manage the website.
- We encourage new members for the board. We will discuss ways to do this.

Meeting adjourned at 7:37 pm.

Theresa Leland