

Park Charles South HOA Meeting Minutes

August 12, 2025

Board attendees: Michelle McCullough, Diane Distl, Pam Cherie, Jerry Arrendale, Katie Wilde, Theresa Leland
Guest in attendance: Mike M., Tim Leland

Meeting began at 6:32 pm.
Next meeting is September 9.

Treasurer's Report

- Pam went over the Treasurer's Report.
- Pam paid the lawyer bill.
- Pam will follow up on lien assessments. Jerry volunteered to help scan the reports.
- Theresa made a motion to approve the June Treasurer's Report. Jerry seconded. Approved.

Covenants and By-Laws

- The board acknowledges the difficulties in maintaining reasonable HOA standards for residents. To move forward would require finishing the project of rewriting the HOA Covenants and By-laws. Also, it would require the HOA to commit necessary funds for enforcement.

ACC

- Diane had two permit applications that required signatures. One was for a fence and the other was for an extension in the width of the driveway. Signatures were obtained.

Social Events

- Katie will work on putting together a Movie Night.

Grounds and Maintenance

- Jerry emailed the G and M report to all board members.
- Bamptons Tree Service processed a large limb and part of a tree that was taken down in a storm.
- A large tree on upper Weatherby was processed and cleaned up.
- There is a severely damaged grate on Lake Superior. Jimmy Rucker is working on recommendations and trying to put together a bid using either preformed or custom-made grates.
- A large amount of spraying has been done on weeds, poison ivy/oak and honeysuckle
- Cut down three dead trees

- Burned the huge pile of limbs/debris on Pershing
- Reacted to Paul James' URGENT email about a tree behind building 111 that had fallen.
- The trees that Mike and Jerry processed this last month potentially saved the HOA about \$1800.
- It was noted that more help for general maintenance is needed. This points to the need for a program to recruit more participation from our subdivision. Also, the board needs to budget for grounds maintenance for the future.
- Volunteer hours: 65

Secretary

- Theresa emailed the July meeting minutes to the board for review. Diane suggested stronger language in the need for more board members. Changes were made and read to the board. Diane made a motion to accept the amended July minutes. Katie seconded. Motion passed.

New Business

- We need board members who can back up other board members that might not be available to get certain jobs done because of their absence.
- The possibility of a newsletter was brought up again, also the need to get email addresses from the residents in order to get information out to them. They could be submitted to City and Village. Pam will check with C and V. Diane would be willing to assemble a one-to-two-page newsletter targeted for November or December – with contributions from the board members introducing themselves and describing how the board is actively trying to improve the subdivision community.
- Diane suggested that signs could be made advertising participation in the HOA and posting monthly meeting dates. Katie volunteered to start the process of new signage.
- Recruitment of new board members: Pam emphasized just looking for members at large without specific responsibilities as a way to attract participation.
- The board noted weather related incidents in the last few months by the recent rainfall. Many of these problems are connected to the larger city and county development plans and is outside the HOA control. This may or may not impact the HOA insurance liability. Michelle suggested perhaps hiring a civil engineer to assess subdivision lakes and drainage. Michelle will look into it.

Katie made a motion to adjourn the meeting at 8:15 PM. Seconded by Theresa. Motion passed.

Theresa Leland
Secretary

