

Park Charles South HOA Meeting Minutes

February 10, 2026

Board attendees: Michelle McCullough, Diane Distl, Brandt Ehrhardt, Jerry Arrendale, Theresa Leland, Katie Wilde
Guest in attendance: Ken Voss, Sharon Bratton

Meeting began at 6:02 pm.
Next meeting is March 10

- Brandt briefly reviewed the status of the Covenants and Restrictions. The lawyer (Tony) included some of the changes but not all of them. Brandt also mentioned that 7.2% of the homes were being leased in the subdivision (which does not include the apartment buildings).
- Jerry recommended that a small committee be put together to go over the amended Covenants and Restrictions from the lawyer and present the review to the Board at a later meeting. Volunteers on the committee: Brandt, Tim Leland, Theresa Leland, Michelle McCullough, and Ken Voss.
- Brandt stressed the need for the residents to be able to vote on any changes to the C and R (through mailings and even going door to door).

Treasurer's Report

- Pam was unable to attend. Jerry offered to give a review of the balances of the accounts. Jerry made his suggestions to the budget for next year including additional funds needed for possible lawyer fees, additional common ground work, etc. We will wait to hear from Pam as to how much was spent last calendar year before approving the projected budget for 2026.

ACC

- No new permit applications

Social Events

- The next event is the Easter Egg Hunt on March 28 at 10 AM. More signs will need to be ordered.

Grounds and Maintenance

- Jerry sent information to Michelle about the work they do to mitigate tree/grounds problems in the subdivision so she could respond to our insurance agency who was requesting this information.
- Jerry talked to Putnam about the Lake Superior grate problem and the work we will do behind the townhouses in clearing out some brush, etc. Jerry is waiting for the weather to moderate to do the brush work, hopefully the first of March.

- Sent a signed contract for lake maintenance to a replacement vendor for Leisure Pond.
- Mike and Jerry drove around the common grounds today and everything looked good. Some limbs to pick up, lots of debris in the medians, etc.
- Mike made three attempts to reach the Civil Engineer who is supposed to give us some feedback on the water runoff problem. He finally reached someone in their office who said that had been passed off to someone else. That person said they are working on it and will get back to us.

Jerry sent the board members the 2026 PCS HOA Event Schedule. It was given to members of the board at the meeting.

Jerry gave Pam the final numbers to prepare the 2026 budget on February 5. They talked yesterday and Pam said she would have it ready today. He sent out the proposed budget to all HOA Board members for comments on January 31 with no negative responses.

Jerry received feedback from CVTO about questions he had regarding the semi-annual assessment they sent out. He also heard back from Sandler/Phoenix law firm about the seven pending court cases and shared that info with the Board members. Brandt will talk to Pam about the 1099 tax statement.

After receiving the 2025 expenditures, Tim Leland offered to make a pie chart of where the money was spent. This could be added to the HOA website if approved by the Board.

Website

- Sharon Bratton has volunteered to keep the HOA website updated. Sharon will review our current subscription to see if we might want to upgrade in order to get more options.

Jerry made a motion to approve the January Meeting Minutes. Katie seconded. Motion passed.

Meeting adjourned at 7:06 PM.
Theresa Leland