

Park Charles South HOA Meeting Minutes

November 10, 2025

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

Guest in attendance: Mike M., Tim Leland

Meeting began at 6:31 pm.

There was not a meeting in October

Next meeting is December 9, 6:30. The Annual Meeting will be at 7 PM.

- Recruitment of new members and possible newsletter ideas will be put off until the January meeting,
- Theresa will contact Katie to confirm the date and time of the Santa Visit. She will also ask Katie to create a Calendar of Events to hand out at the Annual Meeting and submit her budget for 2026.
- Jerry will reserve the room for the Annual Meeting.
- Theresa will contact City and Village and ask them to send out postcard announcements for the upcoming Annual Meeting, the Santa Visit to PCB subdivision, and an invitation to join as a board member or member-at-large.
- Theresa will fill out the paperwork to add Brandt Ehrhardt as a Board member. He will cover the Covenants and By-Laws.
- Pam will talk to City and Village about sending out assessment letters, and ask about when we need to file for taxes, and what paperwork needs to be filled out for incorporation.
- Jerry gave Michelle the City and Village print-out of the residents who owe back assessment dues. Jerry will go through the list and determine which residents owe significant assessment dues.

Covenants and By-Laws

- Brandt has agreed to work on updating the Covenants and By-Laws. He had a list of items that we need to consider changing in order to update. We received an updated version from the lawyer but a few items that we requested were not included in the document. Brandt reviewed some of those items.
- Brandt will contact City and Village to find out who is currently leasing.

Treasurer's Report

- Pam went over the Treasurer's Report for September. She will send the report to board members in an email.
- All members of the board need to submit their estimated expenses for 2026 so that Pam can create the budget for next year.

ACC

- Nothing to report

Grounds and Maintenance

- Burned a couple of large brush piles
- Picked up the medians eight times
- Had a local electrician install 220 v 30-amp service in the shed. He made a recommendation for a welder .
- Picked up approximately 40 gallons of walnuts around the shed.
- Cut two trees down on Lake Pershing and also some large limbs and hauled them to the burn pile.
- Jerry put two coats of stain on the bridge at Lake Weatherby.
- Reorganized the shed
- Jerry checked four sprayers for serviceability.
- Sprayed the entrances for weeds
- Repaired and caulked crown molding at Lake Hill monument.
- Theresa repainted two of the three large monuments and the smaller one at Bridgeport and Thoele Rd.
- A helpful resident removed debris and trash from the drainage ditch behind homes on PCBS.
- 75 5-gallon buckets of ash was moved from the burn piles and dispersed to other areas.
- Pavers were purchased and arranged around all three lake signs and mulch was removed
- Volunteer hours = 37

Theresa sent out August and September meeting minutes to board members. Jerry motioned to approve the minutes. Seconded by Diane. Motion passed.

Michelle will create agenda for December meeting.

Jerry made a motion to adjourn the meeting. Brandt seconded. Motion passed.

Meeting adjourned at 7:35 PM.

Theresa Leland