

Park Charles South HOA Meeting Minutes December 9, 2025

Meeting called to order at 6:30 PM - Meeting held at Spencer Library

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

Homeowners in attendance: Mike Morgan, Tim Leland

Next HOA Meeting will be on January 13, 2026

Jerry will reserve the next meeting for January at 6 PM.

Katie let Michelle know that she will create the Calendar of Events for 2026 and that will be ready later this week for review.

Brandt asked for the board's opinion as to what percentage of the residential homes should be allowed to be rentals. It would be ideal if future buyers could somehow know that the property they want to purchase cannot be a rental.

Treasurer's Report

Pam was able to only get the numbers from City and Village through September. She is not sure what is taking them so long to get her the information. She reviewed the budget through September and for next year. Spending was down for 2025 compared to 2024. Pam will send out the Treasurer's Report to the board members.

Grounds and Maintenance

Putnam submitted the contract for 2026. It was reviewed and Diane made a motion to accept the contract. Theresa seconded. Motion passed.

Jerry is still working on the list of residents who will have a lien put on their property because of unpaid HOA dues. Thank you, Jerry.

ACC

Diane updated the document used for the application permit. She will hand it out at the Annual Meeting tonight.

Theresa emailed the November Meeting Minutes to the board members for review. No edits were needed. Brandt made a motion to approve the minutes. Diane seconded. Motion passed.