

Park Charles South HOA Annual Meeting Minutes

December 9, 2025

Meeting called to order at 7 PM - Meeting held at Spencer Library

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

Homeowners in attendance: Mike Morgan, Tim Leland and 20 resident guests

Introductions of board members were made.

An agenda of the meeting was given to guests.

Covenants and Restrictions

- Brandt gave an update regarding recommended changes/updates to the Covenants and Restrictions. In order to do this, it would require a two-thirds majority of HOA votes. The voting process could continue short of that quorum with subsequent rounds of voting (noting that it is difficult to get HOA voting turnout). One area of concern are the rentals in the subdivision. Updating the Covenants and Restrictions would control the percentage of rentals allowed.
- There were a few residents that suggested that the HOA dues be increased.
- Michelle expressed the need for more board members in order to make progress with the changes that need to be made.

Treasurer's Report

- Pam reviewed what type of expenditures that are typical during the year. Pam and Jerry also talked about the process of collecting payments from those residents that are not paying their HOA dues.

Grounds & Maintenance

- Jerry reviewed the long list of projects he and Mike completed in 2025. He also reviewed some plans for 2026. There were approximately 373 hours of volunteer work done.

ACC Report

- Diane had a handout prepared for the residents to review the proper procedures to follow when submitting a permit application.

Social Events

- Katie was not in attendance.

Website

- Theresa encouraged the residents to become familiar with the website to keep up with what is going on in the subdivision. She also asked if there were any suggestions or questions concerning the website.

Other

- A member of the board from the condos would like the HOA to alert the residents of the subdivision about not dumping items/trash in the condominium dumpster. We will look into putting the information on the Facebook page and the website.

Meeting adjourned at 8:02 pm.