

# Park Charles South HOA Meeting Minutes

## April 14, 2026

---

Board attendees: Michelle McCullough, Brandt Ehrhardt, Diane Distl, Jerry Arrendale, Theresa Leland, Sharon Bratton  
Guest in attendance: Mike Morgan, Ken Voss, Alann Breite

Meeting began at 6:02 pm.  
Next meeting is May 12

Briefly discussed the upcoming Garage Sale in May.  
Katie is working on the Food Truck Night for June.

### Covenants and By-Laws

- Brandt reviewed the sub-committee meeting regarding the changes to the Covenants and By-Laws. The revisions were emailed to the lawyer. Brandt has not heard back from him yet. The subject of lease homes was discussed. One of the main topics for a possible change is that once a lease runs out, the owner has to live there or sell the home. The board will consider this once we hear back from the lawyer.

### Treasurer's Report

- Jerry is helping with the transition of treasurer from Pam to Sharon.
- Sharon is waiting to hear back from the bank before she can give a Treasurer's Report. Theresa and Katie will meet Sharon at the bank for the necessary signatures so that Sharon can have access to the bank reports.

### Grounds and Maintenance

- The medians were picked up five times in March.
- Stored the Easter eggs in the shed and picked up 8-10 new signs for the Easter Egg Hunt that Matt put out.
- Mike has picked up loads of limbs and debris from the common grounds over the last month and filled in some large washouts in the Atwater common ground area.
- We are waiting for Putnam to get the material needed (fertilizer, etc.) and the proper temperature to aerate, etc. the medians. He discussed this with Theresa a few days ago.
- The lakes were all tested and the reports sent to the Board.
- The future insurance bill and lake report bill will be sent to City and Village.
- Total volunteer hours: 33

ACC

- Diane needs to review one permit application for a front yard retaining wall. She will contact the owner and report back to the Board.

Theresa will email the March Meeting Minutes to the Board. They will be reviewed at the next board meeting.

Meeting adjourned at 6:36 PM.

Theresa Leland