

Park Charles South HOA Meeting Minutes

May 12, 2026

Board attendees: Michelle McCullough, Sharon Bratton, Diane Distl, Jerry Arrendale, Theresa Leland

Homeowners in attendance: Mike Morgan, Tim Leland

Meeting began at 6:06 pm.

Next meeting is June 9, 2026

Movie Night is May 30 at dusk at Lake Superior.

Next event is Food Truck Night on June 20.

There was an earlier request by a homeowner for the HOA to put up "Pick up after you pet" signs. Jerry did not think that it was a problem on the common grounds. It seems to be a more common problem behind Newberry. Also, there are motorized bikes being used in the common areas. It was suggested that we put these reminders on the subdivision Facebook page.

A quarterly digital newsletter was discussed. It could go on the website. There wasn't anyone who wanted to take on the additional job of creating it.

Treasurer's Report

- Sharon emailed the board members the financials from City and Village to look over. She thoroughly went over the document which was from January through March.
- She noted that C & V uses different billing codes than what we are using for the monthly expenses. Sharon will work on trying to get them to be the same.
- Diane made a motion to accept the 2026 budget. Sharon seconded. Motion passed.
- The process of filing a lien on homes that have past HOA dues of \$300 or more was discussed. Sharon and Jerry will follow up with any outstanding liens more than \$300. We will proceed with the filing information after September.
- Jerry approved invoices from Sandberg and Phoenix regarding the court proceedings for delinquent homeowner yearly fees. He sent the correspondence to the Board members.

Grounds and Maintenance

- Moved several loads of dirt and rock, left for us by a homeowner, to use for several washouts on the Egg Hunt area.
- Responded to a homeowner inquiry about someone dumping limbs, etc. on the common ground at Pershing. This was a homeowner helping us clear honeysuckle, limbs, etc. in that area. Asked the homeowner to not pull his trailer back to the burn pile in the future.

- Mike picked up the medians five times this month.
- Got the Garage Sale signs out, including the monument signs.
- Cleaned up and hauled the debris from a large tree branch that had blown down in the Egg Hunt area.
- Sent out the monthly report for the lake maintenance to the Board members.
- Total volunteer hours: 21

Mike mentioned that it is getting pretty tight in the shed and still likes the idea of getting a bigger shed.

ACC

- Diane received permit applications from two residents. One was for a fence and the other one is for a pool and fence. The permits were approved and signatures given.
- She also was notified that a resident will be replacing the siding on their house. Diane will follow up with them in regards to what color the new siding will be.

Theresa sent out the March and April Meeting Minutes to all Board members. Jerry made a motion to approve the minutes. Sharon seconded. Motion passed.

Meeting adjourned at 7:07 PM.

Theresa Leland