

Park Charles South HOA Meeting Minutes

June 9, 2026

Board attendees: Michelle McCullough, Sharon Bratton, Jerry Arrendale, Katie Wilde, Theresa Leland, Brandt Ehrhardt

Homeowners in attendance: Alan Breite, Mike Morgan, JoAnn Pipitone, Susan Nagel

Meeting began at 6:02 pm.

Next meeting is July 14, 2026

A homeowner was present and stated that she had a tree from the common grounds removed as it was dead and hanging over her property. She would like the HOA to reimburse her. Jerry had looked at the tree earlier and stated that the tree was not dead. She was told that she would not be reimbursed since the tree was on common ground and she did not have authority to have the tree removed.

Another resident in attendance voiced support and appreciation for the HOA Board and all that is done for the subdivision. She was very concerned about the children that go about in the subdivision on the e-scooters and the speed at which they travel. We told her that this issue is very difficult to address since police would need to be present and catch them in the act.

Brandt gave a review of the proposed updated Covenants and By-Laws. One point that is being addressed are the leased properties. The updated document would say that the property that is currently being leased can continue to be leased until the owner sells the property. At that time, the property will no longer be able to be leased. Another updated change will say that the resident who chooses not to respond to a voting issue will be counted as a "yes" vote.

Brandt has created an email address that will be put on the new voting ballot used for the updated Covenants and By-Laws. It was agreed that the ballots will be mailed to all residents. There may be other ways that will be used to get the voting issues to them. The board members would like to get the voting issues/ballots to the residents at the best time of the year, preferably when more people are at home and students back in school. One possible approach could be sending the voting issues/ballots out with the HOA dues that are mailed out from City and Village.

Treasurer's Report

- Sharon emailed the board members the financial reports. The account balances look good.

- She made a recommendation that the HOA dues should be paid one time a year instead of the option to make two payments over the year. That would help to get a clearer view of the actual balance in our accounts.
- Sharon would like to recommend the HOA purchase a computer just for the treasurer in order to keep all accounts on one computer. Sharon will get a cost estimate for a new/used computer.
- Jerry mentioned that there are six or seven residents being “served” by our attorneys since they are substantially behind in their assessment dues.

Grounds and Maintenance

- Mike picked up the medians four times this month.
- Mike moved several loads of rock to the washout areas around the lakes.
- Total volunteer hours: 27.

Social Events

- Food Truck Night will be on June 20. It will include a band, Freckles and Smoke BBQ food truck, a bounce house and face painting.
- Movie Night is on hold due to the wi-fi needed for set-up with the projector.
- Signs will need to be ordered for the Garage Sale.

Theresa sent out the May Meeting Minutes to all Board members. Jerry made a motion to approve the minutes. Katie seconded. Motion passed.

Directors and Officers insurance coverage is due in July. Sharon will provide the signature needed for payment. City and Village will write the check.

Meeting adjourned at 6:45 PM.
Theresa Leland