

Park Charles South HOA Meeting Minutes

September 8, 2026

Board attendees: Michelle McCullough, Brandt Ehrhardt, Diane Distl, Theresa Leland, Sharon Bratton, Katie Wilde
Guests in attendance: Mike Morgan
Meeting started at 6 PM

Michelle welcomed all guests who attended. 24 guest signed in. Most guests were here to discuss/ask question pertaining to the proposed amendments. It was announced that the board would first go through their regular monthly meeting and then, following that, all questions would be addressed.

Treasurer's Report

- Sharon reviewed the Treasurer's Report. Diane explained why there is a large amount of funds in the Reserves Account (in case there is a problem with the three lakes). She also answered questions about the amount of delinquent dues.
- A guest complained that the City and Village website does not allow full payment of the yearly \$100 assessment fee (only partial payment of \$50). Sharon will call C & V and let them know of the difficulty that the residents are having. C&V will be updating their website in 2027.

ACC

- Diane had two permits to approve. One was for a 6 ft vinyl fence. The other was for a patio with the same dimensions as the deck that was there. The required signatures were given.

Social Events

- The next events are the Garage Sale on September 16 and the Fishing Derby on September 26.

Grounds and Maintenance

- 14.5 hours of volunteer work in the past month
- There was a request for any residents who would like to help out with the grounds and maintenance work especially since Jerry resigned from the board.

Website

- Sharon updated the website with the updated proposed amendment.

Meeting Minutes

- The Meeting Minutes for August were sent to board members for review. Brandt made a motion to accept the minutes. Sharon seconded. Motion approved.

Covenants and By-Laws

- Brandt reviewed the updates/changes to the proposed amendments. There will be a Q and A meeting at the Spencer Library on September 21. The meeting will be from 5-7 pm.

Meeting adjourned at 7:05 pm.

Theresa Leland