

Park Charles South HOA Meeting Minutes

July 14, 2026

Board attendees: Michelle McCullough, Sharon Bratton, Jerry Arrendale, Theresa Leland, Brandt Ehrhardt, Diane Distl
Homeowners in attendance: Mike Morgan, Susan Nagel, Jack White, Diana Scheve

Meeting began at 6:00 pm.
Next meeting is August 11, 2026

A homeowner came to the meeting requesting that the HOA move the items that are sitting behind the HOA shed. Jerry said our garage is full and there is no other place to put those items.

Brandt was wondering if we could include the proposed amendment and ballot along with the upcoming assessment dues mailing. He is waiting for a call back from City and Village to see if this is possible. Brandt gave a quick review of what is on the proposed amendment. A door-to-door canvas will need to be done with the homeowners who do not mail in their vote. It was suggested that we could possibly hire a company to do that. It was also suggested that this be sent out after school starts so that more homeowners will be home. The returned ballots will be mailed to City and Village.

Treasurer's Report

- Sharon emailed the board members the financial reports. She reminded the board of her suggestion of having all bills go through City and Village and to close the account at Great Southern Bank. It would require that we use our own funds to make purchases and get reimbursed from C and V.
- Sharon gave a review of how many residents are not up to date on the HOA assessment dues.
- Michelle suggested reviewing the projected attorney fees before spending money on non-maintenance expenses (ex: social events).
- It was determined the HOA should go ahead and purchase a laptop for the treasurer in order to keep all info on a separate computer. Theresa made a motion to purchase the laptop. Seconded by Diane. Motion approved.

Grounds and Maintenance

- Metal Welding & Fabrication (Bill, 314-707-0734) was called about the damaged metal grate on Lake Superior. They will measure the area, give us some recommendations, and then a bid.
- A large tree is down next to the Scout's bridge on Lake Weatherby. It will be assessed this Wednesday and see if we need assistance in clearing the tree from the area.

- We continue to work the huge pile of concrete that was put below Pershing dam from Pam's driveway. We put concrete on a portion of the shoreline on the west side of the lake to abate the erosion that is occurring. There is more shoreline to do.
- We cut our way through the underbrush on the common ground near Bridgeport Dr. so the mowers could access that area more freely. We did notice almost no activity at the "party spot" in that area.
- Had repairs done to the Gator tire and got the Gator cleaned up and washed.
- Worked on reorganizing parts of the shed. We would appreciate it if persons taking something out of the shed, please return it to the place you got it from.
- We picked up the medians three (3) times.
- We picked up firework debris from the common grounds and lakes after the July 4th events.
- Mike burned a huge brush pile below Pershing dam.
- Mike and Jerry again had to clean up the trash left in the trash cans a week after the Food Truck event. It was a substantial amount of trash and plans need to be made for clean-up the next time we do another Food Truck Night.
- Total volunteer hours: 61

Michelle stated that the grass behind her house and her neighbor's house has not been mowed since a resident that did it has moved. Jerry will look into it.

Jerry received several responses and invoices from our attorneys concerning the homeowners that are currently being served with liens, court dates, etc.

Jack White volunteered to help with the grounds and maintenance chores.

Mike got the plat drawings back from Bax Engineering.

ACC

- Diane had one permit application for replacing a fence on Newberry Dr. Signatures were given for the approval.

Social Events

- Next event is the Garage Sale on September 19.

Theresa sent out the June Meeting Minutes to all Board members. Brandt made a motion to approve the minutes. Sharon seconded. Motion passed.

Meeting adjourned at 6:52 PM.

Theresa Leland