

Park Charles South HOA Meeting Minutes

August 11, 2026

Board members in attendance: Brandt Ehrhardt, Theresa Leland, Sharon Bratton, Katie Wilde

Meeting started at 6:10 pm.

There were approximately 25-30 residents in attendance. Most of them wanted to discuss the possible upcoming changes to the amendments. It was decided to forego the regular meeting and address the questions and concerns.

Brandt ran the meeting and tried to answer all questions. See below for any topics discussed.

In September, homeowners will be receiving the proposed amendments along with a ballot in order to place a vote. They will have 30 days to place their vote. There will be three ways to vote (by email, mail-in ballot, or in person at the monthly meeting). There will also be a Q and A session at Spencer Library, Conference Room L on September 21 – 5:00-7:00 pm. That session will be videotaped and put on the pcsouth.org website.

Topics discussed:

- Brandt explained why the amendment states that a non-vote will mean that it stands for a “yes-vote”. See **proposed** below.
- Also, concerning the returned ballots, if there is not enough response to get a 2/3 vote, we will need to go door-to-door and remind people to vote.
- A homeowner **proposed** that a vote cast should count and a vote that was not cast should not count. Thus, passage would just require a 2/3 majority of cast votes.
- Brandt stated that when rental properties get into excess, that can drive down the value of the neighborhood properties.
- AirBnBs and VRBO have disturbed neighbors (in our subdivision) with parties, trash, and noise. There might be constant changing of people in these units.
- Brandt reminded homeowners that if someone is a landlord to a property in the subdivision, they can continue to lease that property until the current owner sells the property.
- It was suggested that residents who are behind in dues should appeal to the board in cases of hardship. (The board needs to be engaged with the legal procedures as executed by Sandburg and Phoenix.)
- Some people have put a substantial amount of money into their home in hopes of renting it in order to recoup their money. Can they be grandfathered in as designated rental units?
- It was proposed that the current amendment be changed in order to better meet the needs of the board and the neighborhood.
- It was mentioned that some residents have had no problems with renters as neighbors.

Meeting adjourned at 7:10 p.m.

Theresa Leland
Secretary