

GCOW Community HOA Board of Directors

MEETING MINUTES

November 21, 2024 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order: 7:00pm

Roll Call: Mike Johnson (via Zoom), Gayle Smith, Jon Simcoke Chuck Marsonette (via Zoom), Mindy Gaeng

Absent:

1) Approval of Meeting Minutes:

- a) 10/17/24 Meeting Minutes – Mike moved to approve; Jon seconded; carried 5-0
- b) 10/17/24 Executive Session – Jon moved to approve; Gayle seconded; carried 5-0

2) Approval of Monthly Reports:

- a) October 2024-Treasurer's Report – Chuck moved to approve; Jon seconded; carried 5-0
- b) October 2024-Financial Report – Mindy moved to approve; Jon seconded; carried 5-0

3) Committee Reports:

- a) DCCR/Bylaws – Chair, Alice Foster/Gayle: *on hold*
- b) Election- Chair, Judy Stein/Mindy: no current activity
- c) Finance- Chair, Alice Foster/Gayle: **reviewed the financials for October 2024**
- d) Grounds- Chair, Kirk Smith/Jon:
- e) Retention Basin (Pond)- Chair, Mike Pailer/Jon: **see Old Business**
- f) Pool- Chair, Gayle Smith/Gayle: **Closed for season**
- g) Social- Chair, Trina/ Callie:

4) Old Business:

- a) October 2024 -\$3,503.84 turned over to Attorney for collection- **liens filed**
Two residents delinquent for 2024 (\$2467.67), One resident 2023 & 2024 – **GCOW received payment from resident for 2023 and 2024 dues, late fees, attorney fees. Will show on November P & L**
- b) Contact the Roofing Contractor to have an inspection of the Cabana house for hail damage, Mike will have a Roofing Co inspect Cabana roof before contacting Insurance agent. **Mike emailed the adjuster 3 times with no response. Mike will call the agent to try to reach the adjuster.**
- c) Discuss requesting city to install a speed dip on Golf Club Drive – **Chuck will find out what permits are required**
- d) Question on tree stumps in common ground, Jon volunteered to schedule help to drill holes in tree stumps and use Epson salts to decompose (Jon) – **Jon worked on 3 of the stumps around the retention basin and will continue to work on other stumps**
- e) Chickens (Backyard) – Policy that the HOA BOD can put in place to help keep all residents happy if neighbors have a chicken coop. **Final version to be presented next month.**
- f) Retention Basin – **Mike Pailer to get a second bid on his recommendation to have an aeration system installed in the retention basin. Charlie Weeks volunteered his time**

to help with installing a barrier to control the drainage of water, to save the money required to hire an Engineer, Chuck M will be the volunteer from GCOW BOD on this project and will follow up with Mike Pailer.

- g) Consider in 2025 adding Aerator system to help with problems, would require special assessment, see attachment - 2025 Budget discussions.
- h) Deed small parcels of land to homeowners, notification will be made to homeowners in advance – **Deeding of common ground 226 Paddington needs additional research.**

5) New Business:

- a) Invoices to be approved:
 - i. \$1,025.00 – Perfectly Edged Lawncare-4 mowings, less credits due – Mindy moved to approve; Jon seconded; carried 5-0
 - ii. \$1,850.85 – Lutfiyya Law Firm – Jon moved to approve; Chuck seconded; carried 5-0
 - iii. \$145.00 – Automatic Rain – Jon moved to approve; Gayle seconded; carried 5-0
 - iv. \$150.00 – St. Charles County License Renewal – Mike moved to approve; Jon seconded; carried 5-0
- b) Fred discovered this damage at Dog House 5 this week. Villa BOD assumed damage was caused by Perfectly Edged (Travis) is responsible. Villa BOD expects GCOW to pair for repairs. GCOW replied to Villa BOD that there was any evidence who damaged this dog house it could have been a Golf cart, or running bike/scooter into it, kids climbing on it, and the damage looks old. **Board proposed to split the cost of this repair as there is no proof of how damage happened. Villa BOD Charlie Weeks didn't accept this and said the Villa BOD will invoice GCOW and assume GCOW will do the right thing.**
- c) Three options for common ground clean up bids:

EMAIL Vote 11-25-24 GCOW BOD approved:

- i. **3,000.00 Leaf Clean Up, Blow out of all beds and cut down grasses at entrance and limb up trees & remove extra growth on trees around the retention basin. (Same as 2023). Final winter clean up & mow.**
- ii. **\$750.00 Trim all bushes around the pool area**
- d) Request to drop a dead tree at 16 Silo Ridge Ct. **Discussion as to who is responsible for the tree removal. VGCOW got a bid from Hansen Tree for \$695.00 dropping the tree in GCOW Common ground, not removing it. VGCOW didn't discuss with GCOW and GCOW doesn't agree with plan.**

6) Architectural Requests:

7) Report a Concern:

- a) Complaint after the rain that mowers left ruts, and white fence on Golf Club Dri was a splattered with mud. Gayle called Travis, and we both checked for ruts and didn't find any, he will have the fence cleaned up.
- b) Charlie reported that Perfectly Edge blew mower debris into villa backyards. **Gayle will discuss with Travis and meet with Chalie Weeks.**

8) Projects:

- a) **Pool end of 2024 year to do's if budget allows (Gayle to verify work done)**
 - i. Underwater lights are out need to be replaced -Email MW to do this at the end of season when pool is partially drained -Gayle completed this request
 - ii. 2-eyeballs missing for wall returns- Email MW Pools to do at the end of season when pool is partially drained-Gayle completed this request
 - iii. **Before next pool season 2025: Mike Johnson will look at the pool valve that allows the play structure fountains to spray to see if can be reduced to prevent getting the cabana area wet when at full on.**
 - iv. Received contact name for caulking needs, not in budget for 2024, **may be able to get in 2024 budget and do fall 2024 (Mike)**
- b) Consider in 2025 adding Aerator system to help with problems, would require special assessment, see attachment -**Table till 2025 Budget discussions**
- c) On going cross training of BOD members

9) Questions:

Next Meeting – December 19, 2024

10) Motion to go to Executive Session: Gayle motioned to approve; Jon seconded; carried 5-0

11) Meeting adjourned: 8:22pm

Rose Houghton
Erin Lueck

Charlie Weeks
Kathy Lueck

Mike Trotter

Craig Hermeyer