

GCOW Community HOA Board of Directors

ANNUAL MEETING MINUTES

January 21, 2026 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order: 7:00pm

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

Absent:

1) Approval of Meeting Minutes:

- a) 12/16/25 Meeting Minutes – **Mindy moved to approve; Mike seconded; carried 5-0**
- b) 12/16/15 Executive Session– **Mindy moved to approve; Mike seconded; carried 5-0**

2) Approval of Monthly Reports:

- a) December 2025–Treasurer’s Report- **Mike moved to approve; Jon seconded; carried 5-0**
- b) December 2025 – Financials- **Mike moved to approve; Jon seconded; carried 5-0**
- c) December-Special Assmt Account- **Gayle moved to approve; Jon seconded; carried 5-0 :**

3) Committee Reports:

- a) DCCR/Bylaws – Chair, Rose Houghton/Gayle: Feb 2026-
- b) Election- Chair, Mindy Gaeng: April 2026 -Communication & schedule meeting, Lynn Collumbien, Lee Wortman, Jan Klauba have agreed to be on Election Committee
- c) Finance- Chair, Kelly Barban/Gayle: Kelly Barban reviewed January financials
- d) Grounds- Chair, Kirk Smith/Jon: Topps Asphalt follow up Spring 2026 -agreement letter rec’d
- e) Pool- Chair, Gayle Smith/Gayle: New contract 2026 completed,
- f) Social- Chair, Trina/ Callie: Email sent to residents asking for volunteers 1/20/26

4) Old Business:

- a) HOA Dues – GCOW attorney has taken steps in collection process
 - 4delinquent accounts from **2025**
 - 2 accounts from 2024 (1-account in contact with attorney)
 - Insurance Coverage Questions: Charlie Weeks volunteered to help with getting the answers on Insurance.
 - Insurance Coverage Questions:
 - Hold Harmless coverage
 - Retention Basin if someone falls in retention basin?
 - Vandalism or storm/wind damage to retention basin solar panel?
 - Get information in writing and include a copy for Villa BOD
 - Liable if minor / adult falls into to retention basin or falls through ice
- b) Improvements to Monument landscape areas- Resident Betty Stillman -emailed & will schedule a meeting. **Gayle (March)**
- c) 1016 Silo Ridge Ct- complaint where the equipment damaged her sod. Trees were removed on October 17. -**Gayle to contact Ramos Landscaping for bid for Spring 2026 work**

5) New Business:

- a) \$1600.00 Celtic Lawn -Left clean up, GCOW Common Ground: **Mindy moved to approve; Mike seconded; carried 5-0**
- b) \$200.00 Trina Vazques-Santa Claus drive through GCOW streets; **Mindy moved to approve; Gayle seconded; carried 5-0**

6) 2026 Budget: 2026 Budget was presented , paper copies provided to residents in attendance and questioned answered. 2025 accomplishments reviewed, **Mike moved to approve; Jon seconded; carried 5-0**

7) Architectural Requests: NONE

8) Report a Concern: NONE

9) Special Assessment:

- a) Pool- Schilli Plaster, work will be scheduled in January 2026
- b) Parking lot – Topps Asphalt has agreed to readdress the cracks still remaining Spring 2026
- c) Late Fees on Special Assessment – Delinquent accounts send paper invoice
- d) Volunteers to seal the pool parking lot Spring 2026

10) Questions or Comments:

- a) 2-Residents Patty Herath & Cathy Martin have asked that the BOD ask the Social Committee to take over decorating the Monument for Christmas & other Holidays
- b) Scooter policy -motorized included in the new signs to be installed
- c) Dog clean up – any ideas ?

11) Projects & Follow ups 2026 to be addressed:

- a) Resident 1016 Silo Ridge Ct- complaint where the equipment damaged her sod. Trees were removed on October 17. **-Gayle to contact Ramos Landscaping for bid**
- b) Motorized scooters on walking trail and streets, Review what is in the DCCR's. Mike P has received the signs and will install when weather permits
- c) On going cross training of BOD members
- d) Social Gathering at the pool after pool closes at 8pm, hosted by GCOW – **Tabled till spring 2026**
- e) Jon continues to work on killing tree stumps to prevent growth in the common ground,
- f) Recommend Table this item: Requesting city to install a speed dip on Golf Club Drive – **Update from Chuck: the cost would be the responsibility of GCOW, And the dip itself will have to be poured concrete, not asphalt. – Chuck motioned, Mike seconded to move to 2026 Projects, carried 4-0**

Next Meeting scheduled in 2026–

Feb 18
March 18
April 15
May 20
June 17
July 15

12) Motion to go to Executive Session 8:00pm

13) Meeting adjourned at: 8:11pm

Meeting Attendees

Carol Bland

Mike & Dona Trotter

Charlie Weeks

Gerald Anderson

Cathy Martin

Patty Hearath