

GCOW Community HOA Board of Directors

MEETING MINUTES

March 20, 2025 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order:

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

Absent: Jon Simcoke

1) Approval of Meeting Minutes:

- a) 2/19/25 Meeting Minutes – Mike moved to approve; Gayle seconded; carried 3-0
- b) 2/19/25 Executive Session – Mike moved to approve; Mindy seconded; carried 4-0

2) Approval of Monthly Reports:

- a) February 2025-Treasurer's Report – Mike motioned to hold approval until the bank statement is received
- b) February 2025-Financial Report – Mike motioned to hold approval until the bank statement is received

3) Committee Reports:

- a) DCCR/Bylaws – Chair, **Rose Houghton**/Gayle: *on hold*
- b) Election- Chair, Judy Stein/Mindy: no current activity
- c) Finance- Chair, **TBD** /Gayle: **waiting for response from Kelly Barban to chair**
- d) Grounds- Chair, Kirk Smith/Jon:
- e) Retention Basin (Pond)- Chair, Mike Pailer/Jon:
- f) Pool- Chair, Gayle Smith/Gayle: **Cover off, and cleaning has started**
- g) Social- Chair, Trina/ Callie:

4) Old Business:

- a) December 2024 -\$3,503.84 turned over to Attorney for collection – liens filed on 2 accounts. **Auction sale of one of the properties was scheduled for 3/13/25.**
- b) Pool Cabana roof replacement is complete.
- c) Discuss requesting city to install a speed dip on Golf Club Drive – **Update from Chuck: the cost would be the responsibility of GCOW, but the fire district will certainly permit it, if it's built to Code (per the fire marshal). And the dip itself will have to be poured concrete, not asphalt. – Chuck motioned, Mike seconded to move to 2026 Projects, carried 4-0**
- 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 will work on as weather permits, Mike Pailer is available in February 2025 to help if needed.
- e) Retention Basin
 - i. **Mike Pailer to get a second bid on his recommendation to have an aeration system installed in the retention basin.**
 - 1. **Solitude Lake Management Keeton Solar Aeration System**
\$12,076.00 – complete installation w/2 yr warranty

2. **Aquatic Control Solar Aeration bid \$11,920.22 – electric work not included**
***Option 1 & 2 would both require fencing, would have exposed tubing**
3. **Linne Industries bid \$16,858.24 (2024) – post holes and trench for hoses not included, 25 yr warranty on solar panel, 2 yr warranty on everything else. It would need flat spot, no electrical tubing. Mike P would dig holes required. This is Mike Pailer’s 1st choice.**

f) Deed small parcels of land to homeowners, notification will be made to homeowners in advance – Deeding of common ground 226 Paddington needs additional research. Gayle and Mindy to work on deeding common ground at 1425 Devonshire County Dr. – **Gayle emailed the US Corps of Engineers for guidelines and rules about mitigated areas.**

- g) Request to drop a dead tree at 16 Silo Ridge Ct. **Discuss bids received:**
- i. Allen Trees: \$2375.00; includes 4-Trees: 2-leaning dead trees and 2 elms that are marked X and remove debris
 - ii. Licombe: \$3,000.00; includes 7-Trees: and remove debris
 - iii. County Trees: \$5,200; includes 5-trees, 1 tree by pond, 1-small tree

*Resident emailed 3-15 concerning dead tree behind 1037-1039 Silo Bend Dr properties on the common ground. Need to have Allen Trees (lowest bid-back out to include this tree, once confirmed property line)

h) Discuss special assessment that would include pool resurfacing, parking lot asphalt, walking trail, retention basin. Special assessment amounts to consider are \$85 x 480 = \$40,800 or \$100 x 480 = \$48,000. Schedule special meeting at the pool for voting? **Tentative meeting date set for 5/8 at 6pm in pool parking lot to discuss and vote on special assessment.**

- i. Current estimates are as follows:
 1. Asphalt - \$12,000
 2. Retention basin - \$16,000
 3. Pool resurfacing - \$25,000 **(we will have a more accurate bid on 3/27)**

i) Fence damage – damaged fence is golf course property. **Mike will discuss with Golf Course, Chuck took the Police Report # and gave it to the Golf Course Mgr**

**Need to follow up with City and Golf Course to determine the which part of the fence on Hepperman is owned by GCOW.

j) Retention Basin Depth Improvement – **Mike Johnson will get a bid to present at next month’s meeting. Mike Pailer stated it would be approximately \$350 for materials to create a dam.**

5) New Business:

- a) Pool Cabana Invoice \$10,492.17 - Mindy moved to approve; Gayle seconded; carried 4-0
- b) Contact City of Wentzville to turn water on – **turn on water on 4/1.**
- c) Schedule Backflow test
- d) Meridan Waste- called to start service 4-1-25
- e) Review updates on Special Assessment requirements:
 - i. Discuss & vote to move forward or not

- ii. decide what items qualify & \$ amount
- iii. schedule 'Special Meeting'
- f) Mike Pailer suggested installing a silk fence to keep mud from washing into the retention basin. - Mike moved to approve; Chuck seconded; carried 4-0, Gayle to order and Mike P will pick up.
- g) Mike Pailer would like GCOW BOD to vote on moving forward with the modifications to the Retention Basin drain, estimated cost to be \$350.00

6) Architectural Requests:

7) Report a Concern:

- a) Lawncare and landscaping at 1603 Fairway Valley and 501 Dogleg Court. – **referred to new builder**
- b) Car illegally stopped and parked in front of a STOP sign.
- c) Dead tree behind 1037 and 1039 Silo Bend in common ground. Showing signs of decay and damage from the storm on 3/14/25. – **Chuck will talk to resident and check property lines.**
- d) 508 Hartford Valley – Received an email asking who is liable for fence damage from a dead tree falling on 3/19/25. Tree is located on grounds behind their property. – **Mike Johnson will call COW to verify who owns the property where tree is located.**

8) Projects Spring 2025 to be addressed:

- 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 2025 budget and do fall 2025 (Mike)**
 - v. **Consider switching to a saltwater pool?**
- b) On going cross training of BOD members

9) Questions:

Next Meeting – April 16, 2025

10) Motion to go to Executive Session:

11) Meeting adjourned: 8:00pm

Meeting Attendees:

Rose Houghton

Mike Pailer

Walt (Zoom)