

## GCOW Community HOA Board of Directors

### Meeting Minutes

**March 20, 2024 7:00 PM – Cuivre River – Wentzville, Missouri**

**Meeting called to order: 7:04 pm**

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

**Absent:** 0

#### **1) Approval of Meeting Minutes:**

- a) 2/21/24 Meeting Minutes, Chuck motion to approve, Gayle second, carried 5-0
- b) 2/21/24 Executive Session, Chuck motion to approve, Mike second, carried 5-0

#### **2) Approval of Monthly Reports:**

- a) February 2024 Treasurer's Report, Chuck motion to approve, Gayle second, carried 5-0
- c) Approve February 2024 Financial Report, Gayle motion to approve, Chuck second, carried 5-0

#### **3) Committee Reports:**

- a) DCCR/Bylaws – Chair, Alice Foster/Gayle: *on hold*
- b) Election- Chair, Judy Stein/Mindy : *no activity for Election Committee*
- c) Finance- Chair, Alice Foster/Gayle: *Alice Foster reviewed February 2024 financials*
- d) Grounds- Chair, Kirk Smith/Jon:- *no report provided*
- e) Pond- Chair, Mike Pailer/Jon: *Mike applied application 3/20/24*
- f) Pool- Chair, Gayle Smith/Gayle: *MW Pools removed cover to start cleaning process, city turned on water for the pool line.*
- g) Social- Chair, Trina/ Callie: *no report*

#### **4) Old Business:**

- a) State of Missouri Registered Agent: GCOW received Re-instatement document 3-19-24
- b) GCOW **2023** HOA dues– 2 residents haven't paid, Attorney said he has received 'No Response' to demand letters. Approved next step 10/18, file lawsuit. Notified attorney to proceed with filing lawsuit on 2 properties.
- c) 18 Silo Ridge Ct – reported 1/17/24 meeting he was told by BOD President tree would be removed. Need to determine if the tree is dead or still living and where the property line is. **(Chuck will follow up with resident, brush removal was completed)**
- d) Ground water/down spouts 1161-1159 Silo Bend – follow up to previous issue.
  - i. Mike & Gayle met with Charlie & Fred 3/9/24 and the down spouts was addressed. This isn't a GCOW issue and will be handled by Villa BOD & Residents whose properties are impacted.

- ii. Mike & Gayle also discussed with Charlie & Fred the drainage issue from the above problem. Villa BOD would like to resolve the issue by connecting the pop up drainage, dig a trench under the walking trail and connect water jet pipe to allow the water to drain in the ditch. All costs will be Villa's. Any damage or future repairs costs will be the responsibility of the Villa's.

\*GCOW BOD, Motion to approve both items by Mike, Chuck seconded, carried 5-0

#### **5) New Business:**

- a) 2024 HOA Dues **-\$88,456.14** have been paid **\$36,824.00** delinquent as of 3/17/24.
- b) Invoices to be approved
  - i. \$1350.00 Perfectly Edged (Pre-emergent) Chuck motion to approve, Mike second, carried 5-0
  - ii. \$250.00 Gene Doerr (m3) Chuck motion to approve, Mindy second, carried 5-0
  - iii. Mike Pailer: \$9.63 rope to attach the swans to: Chuck motion to approve, Mindy second, carried 5-0
- c) Pond clogged (Chuck)- this was resolved by Chuck
- d) Pool Clean-up day scheduled for Saturday, April 13, 2024
- e) Jon, is going to get an estimate on the cost to repair the Pool entry gate- Gayle to drop off the Entry gate manual to Jon.
- f) Pool Clean up date: BOD agreed on 4-13-24, Gayle will send out an email blast.

#### **6) Architectural Requests:**

- a) 1404 Devonshire County Dr – approved via email vote
- b) 310 Westwinds Summitt – fence- 3/11/24 help resident find forms on GCOW website, only documentation for the fence received and Mike motion to approve, Chuck second, carried 5-0

#### **7) Report a Concern:**

- a) 3 Sturgeon Ct - Yard signs (residents was removed overnight)

#### **8) Projects:**

- a) 2024 Spring- and add to 2024 Budget for Security Gate Repair at Pool: Gate system doesn't always open with a active key card, the replacement cost is \$2,137.00
- b) Next steps to deed small parcels of land to homeowners, notification will be made to homeowners in advance (Gayle and Mindy are going to work on this)
- c) HOA Express – annual payment increase -Gayle to look at what we get from HOA Express & Quick Books
- d) 'Could this be you' email sent to all residents
  - i. Follow ups to be taken

- ii. Divide the streets among BOD to handle violations
- e) On going cross training of BOD members

9) **Attendees & Questions:** (Alice Foster (zoom), Craig Hermeyer, Rose Houghton, Mike Pailer

**10) Motion to go to Executive Session :**

**11) Meeting adjourned: 7:57pm**

## Executive Session

- a) Attendance by BOD members- *per the GCOW DCCR if a BOD members misses 3 consecutive meetings, that BOD member can be asked to resign.*
- b) Tree and leaves in Common Ground: *GCOW BOD to write a Tree & Leaves Policy for the common ground and adjacent Villa property and the GCOW retention pond. Chuck volunteered to write a draft of a Tree & Leaf policy*
- c) M3 – Discussion with Gene Doerr & GCOW BOD via Zoom
  - i. Approximately date of 2008 – Brad Goss wrote GCOW Easement giving GCOW the authority to impose GCOW DCCR on M3 development.
  - ii. 2008 sometime after this the property was sold as separate property no longer part of GCOW Development. Nothing happened for several years.
  - iii. BIG Questions: M3 could be Annexed into GCOW
    - 1. M3 could be Annexed into GCOW
    - 2. M3 Developer could make a move first and enforce the Easement
    - 3. Do nothing allows the Rental of the development

Gene Doerr looked at the Declaration. Section 3.3 gives the Board full and final authority to add property to the community all without any input from Owners.

This is done by filing an amendment to the Declaration, which is the same requirement found in Paragraph 9 of the M-3 Easement. Even though the Board has the authority to do it without input from Owners, **I would still recommend that you at least bring it up in a meeting to get some feedback and help you all in your deliberations.**

One caveat I discovered in the Easement is that any litigation would have to be brought in St. Louis County. Not a problem, but an inconvenience

*\*\*Next Steps can be taken once the State of Missouri Registered Agent **has been completed.***

**12) Meeting adjourned:**