

**GCOW Community HOA Board of Directors**  
**2024 Annual Meeting Minutes**

**January 17, 2024 7:00 PM – Cuivre River – Wentzville, Missouri**

**Meeting called to order: 7:00pm**

**Roll Call:** Gayle Smith, Mindy Gaeng, Jon Simcoke, Mike Johnson (via zoom)

**Absent:** Chuck Marsonette, Kelly Barban (Secretary)

**1) Approval of Meeting Minutes:**

- a) 12/20/23 Meeting Minutes - Jon moved to approve; Mindy seconded; carried 4-0.
- b) 12/20/23 Executive Session – No executive session 12/20/23

**2) Approval of Monthly Reports:**

- a) December 2023 Treasurer’s Report-with correction Reserve Account ending balance to \$40,245.60 to include December deposit of \$5,000. Jon moved to approve; Gayle seconded; carried 4-0.
- b) Approve December 2023 Financial Report- with correction Reserve Account ending balance to \$40,245.60 to include December deposit of \$5,000. Jon moved to approve; Mindy seconded; carried 4-0.

**3) Committee Reports:**

- a) DCCR/Bylaws – Chair, Alice Foster/Gayle: *Alice provide an update that DCCR committee is still on hold, future plan to continue review of DCCR and potential update needed.*
- b) Election- Chair, Judy Stein/Mindy : *Election committee will be ready in June*
- c) Finance- Chair, Alice Foster/Gayle: *Alice provided review of the Financials*
- d) Grounds- Chair, Kirk Smith/Jon: *January pruning/clean up completed*
- e) Pond- Chair, Mike Pailer/Jon: *no update*
- f) Pool- Chair, Gayle Smith/Gayle: *working on invoice questions from 2023*
- g) Social- Chair, Trina/ Callie: *no update*

**4) Old Business:**

- a) GCOW HOA dues as of Sept 20,2023 – 2 residents haven’t paid, Attorney said he has received ‘No Response’ to demand letters. Approved next step 10/18, file lawsuit.
- b) November 2023 GCOW Annual HOA dues were increased 5% to \$261.00 for 2024
- c) Ground water/down spouts 1161-1159 Silo Bend – follow up to previous issue. (Mike received a follow up email from Charlie Weeks)
- d) Sidewalk repair Hepperman & Golf Club Drive & Sewer cap in vacant lots by pool (Chuck to meet with Fred)

## 5) **New Business:**

- a) Annual Report for 2023 provided and discussed that what was a Capital Expenditure, the repairs to vandalized water line, clean up common ground, repairs, dead tree removal. Contracts for Pool, Lawncare services aren't considered Capital Expenditures.
- b) Present 2024 GCOW Annual Budget:
  - i. Residents had questions on the Lawncare contract for GCOW common grounds. Contract is through the 2024 season.
  - ii. January mowing/leaf clean up, landscape areas, tree pruning was approved work and delayed from fall due to budget restrictions. Contract was updated And switched out mulch application for 2024 and add January & Fall cleanup with adding to the contract costs for 2024.
- c) State of Missouri Registered Agent update;
  - i. Discussed that Gayle had taken action in February 2024 -completed the paperwork packet, and updated the Registered agent document. Unsure as to why the paperwork with state wasn't received or processed.
  - ii. Charlie Weeks, Debbie Lombardini provided input they had spoken to the State of Missouri also.
  - iii. Gayle talked to Gene Doerr -attorney and Gayle needs to request packet again and complete as soon as possible. Per Gene Doerr: *only do things associated with winding up its business and liquidating. I assume you all have not done anything other than the general making a budget and paying bills? I believe this would all be considered consistent with winding up and thus acceptable.*
- d) Roberts Rules Meeting Minutes requirements: Villa BOD had questioned the GCOW Meeting minutes have necessary information: Gayle provided information from Roberts Rules as to what is required in meeting minutes: Need to include, Name/Kind of meeting, date, place, start time, ending time. Motions made, names of movers and seconders and result of vote, Minutes should follow agenda. Minutes aren't a play by play.

## 6) **Questions:**

- a) Resident requested a copy of the RFP used for Lawn & Landcare in Spring 2022, this was emailed to Villa BOD 1-19-24
- b) Residents asked about the mowing in January, explained it wasn't just mowing. Mowing was done to clean up leaves/debris, Tree pruning was done throughout the common grounds, landscape beds were clean up. This work had been delayed from fall due to budget.
- c) Residents asked about additional mowings in November, unusually warm weather in October/November warranted that the common ground grass be mowed. This cost was approved by the GCOW BOD.

- d) Resident asked about 2024 budget \$1800 for walking trail, explained that are many things that need work. Over the last few years money spent on the walking:
  - i. 2021 -\$4900 spent on the walking trail
  - ii. 2022 and -\$10,214.00 the walking trailThe trail is checked frequently throughout the year for safety concerns. In 2022 the estimated cost to resurface the entire trail \$200,000.
- e) Resident said he was told by BOD President a tree near his property is a safety risk and was told it would be removed. (Jon will take a look at this 18 Silo Ridge Court)
- f) Residents suggest that GCOW BOD look into a management company.
- g) Recommended that the GCOW Insurance Policy be reviewed, there should be coverage to protect BOD members, Consider adding an Umbrella Policy for Liability.
- h) Pool Contract: increase to contract over 60%, explained that the previous contract was for 2020, 2021, 2022 and as everyone knows how costs have increased overwhelming since covid. GCOW BOD sent out RFP and to 3 companies, and Midwest Pools was the only company who responded. GCOW relationship with Midwest Pools has been very good, and they are the most reliable and professional pool company. Debbie Lombardini backed with up with her input from her HOA Mgmt company. Another resident said the pool has significantly improved since 2019 and its clean and great for families.
- i) Research DCCR options to have a 1x increase above 5% HOA dues according the the DCCR.
- j) GCOW BOD agreed to have a joint discussion with the Villa BOD prior to 2025 renewal of Lawncare contracts for both BOD.
- k) Concerns over 1425 Devonshire County Blvd having trailer parked in driveway, violation letter sent, moves it, then its back in the driveway a few weeks later. Recommend to ask Gene Doerr-attorney for his Violation Enforcement Policy for GCOW BOD to adopt and be able to charge Violation \$ if problem isn't resolved after notification.
- l) Resident asked why the GCOW BOD president wasn't at the Annual meeting, it was explained he was out of state for work. Resident said he has missed multiple meeting.

## **7) Architectural Requests:**

- a) 1404 Devonshire County Dr- Fence- Resident was given the information on where to get the Architectural documents and the forms need to be submitted to GCOW BOD for approval. As of 1-17-24 no response from resident.

## **8) Report a Concern:**

- a) none

## **9) Projects:**

- a) M3 – new Villa project (rental properties)- GCOW BOD moved to table this, due to budget restraints. Gayle moved to approve; Mike seconded; carried 4-0.

- b) 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
- c) Next steps to deed small parcels of land to homeowners, notification will be made to homeowners in advance, (Gayle & Mindy to work on)
- d) HOA Express – annual payment increase -Gayle to look at what we get from HOA Express & Quick Books
- e) 'Could this be you' email sent to all residents
  - i. Follow ups to be taken
  - ii. Divide the streets among BOD to handle violations
- f) On going cross training of BOD members

**10) Motion to go to Executive Session :** - Jon moved to approve; Mike seconded; carried 4-0.

**11) Return to Regular meeting session:** - Mike moved to approve; Jon seconded; carried 4-0.

**12) Meeting adjourned:** -9:10pm, Jon moved to approve; Mindy seconded; carried 4-0.