

GCOW Community HOA Board of Directors

MEETING MINUTES

September 17, 2025 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order: 7:00pm

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

Absent:

1) Approval of Meeting Minutes:

- a) 8/20/25 Meeting Minutes – **Chuck moved to approve; Jon seconded; carried 5-0**
- b) 8/20/25 Executive Session – **Mike moved to approve; Gayle seconded; carried 5-0**

2) Approval of Monthly Reports:

- a) August 2025 –Treasurer’s Report –Jon moved to approve; Chuck seconded; carried 5-0
- b) August 2025 – Financial Report- Jon moved to approve; Chuck seconded; carried 4-0

3) Committee Reports:

- a) DCCR/Bylaws – Chair, Rose Houghton/Gayle: **Gayle to follow up with Rose Houghton**
- b) Election- Chair, Judy Stein/Mindy: **on hold till June 2026**
- c) Finance- Chair, Kelly Barban/Gayle: **Gayle gave Kelly financials to review & completed**
- d) Grounds- Chair, Kirk Smith/Jon: **Retention Basin Solar Aeration System install 9/18**
- e) Pool- Chair, Gayle Smith/Gayle: **Closing process started, pool cover being repaired**
- f) Social- Chair, Trina/ Callie: **No information provided**

4) Old Business:

- a) HOA Dues –
 - 6 delinquent accounts from 2025 \$3,967.12
 - 2 accounts from 2024 \$2,797.67 1-account in contact with attorney
- b) Continue to kill tree stumps to prevent growth in the 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. **Jon continues working on this.**
- c) Deed small parcels of land to homeowners
 - 226 Paddington needs additional research – **Gayle found additional information on Wentzville website and is emailing the contact.**
 - Wind Creek – common ground – need to research
- d) Tree bid to drop tree behind 16 Silo Ridge Ct
 - Revised bid from Liscombe Trees: \$6,401.50; adding trees behind 1037-1039 Silo Bend for a total of 12 trees to be removed- **OCT 17 scheduled date Jon to follow up with Mike Pailer on who will meet with Liscomb Tree on 10/17.**
- e) Social Gathering at the pool after pool closes at 8pm, hosted by GCOW – **to be scheduled.**

- f) Hepperman development project and impact to GCOW – Gayle met with SCC Right of way Specialist, Chuck signed the purchase agreement with SCC, waiting on filing and check payment.
- g) Pool slide is broken/cracked on the bottom section – Gayle and Mike continue to work on finding a replacement for the slide portion of the play structure. MW Pools is sending someone to look at the slide.
- h) Are we liable for minors if they fall into the retention basin? Or if they fall through ice if the basin is frozen? **Chuck will email insurance company for information.**
 - **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

5) Election Results:

- a) Results were emailed to residents on 9/12/25
 - **Election Committee Chair Judy Stein resigned from Election Committee**

Assignment of board positions:

- President: Mike Johnson nominated & accepted-Motion Gayle, Second Chuck 5-0
- Vice President: Gayle Smith nominated & accepted-Motion Chuck, Second Jon 5-0
- Treasurer: Mindy Gaeng nominated & accepted-Motion Chuck, Second Mike 5-0
- Secretary: Gayle Smith nominated & accepted-Motion Jon, Second Chuck 5-0

GCOW Community Homeowners Association
2025 Board of Directors Election

Ballot Totals

| Villa Vacancy | | | | | | |
|---------------|-------|------------------------------|------------------------------|------------|-------|---------------|
| Candidate | | Batch #1 Collected 9/3/25 | Batch #2 Collected 9/6/25 | Electronic | Total | Discrepancies |
| Gayle Smith | 62.0% | 30 | 1 | 124 | 155 | 1 |
| Michael Clark | 38.0% | 14 | 5 | 76 | 95 | 4 |

| At-Large Vacancy | | | | | | |
|------------------|-------|------------------------------|------------------------------|------------|-------|---------------|
| Candidate | | Batch #1 Collected 9/3/25 | Batch #2 Collected 9/6/25 | Electronic | Total | Discrepancies |
| Jon Simcoke | 57.2% | 23 | 2 | 118 | 143 | |
| Brian Summers | 42.8% | 21 | 4 | 82 | 107 | 2 |

6) New Business:

- a) \$1,250.00 – Doerr Legal Services – GCOW Election-**Mindy moved to approve; Gayle seconded; carried 5-0**
- b) \$158.28 – Midwest Pool – umbrella repair in May 2025-**Jon moved to approved Mindy seconded, carried 5-0**
- c) \$3,500.00 – Perfectly Edged – August 5 weeks at \$700.00-**Jon moved to approved Gayle seconded, carried 5-0**

- d) \$100.00 – GCOW Special Assessment account to GCOW Operating account for reimbursement of \$100 used to open special assessment account- **Mindy moved to approve; Jon seconded; carried 5-0**
- e) GCOW: Write a Policy GCOW BOD **nonuse** of FB, Expand policy to include all GCOW Committee members, GCOW officers, Candidates for any election

7) Architectural Requests:

- a) 211 Meadowbrook Heights Dr. – fence/privacy screen for two sides of patio – approved 9/15/25
- b) 211 Meadowbrook Heights Dr. – 30x30 patio – approved 9/16/25

8) Report a Concern:

- a) Chicken coop tarp – 1425 Devonshire County Dr.
 - **Chuck to follow up: Chicken Coop letter - Not grandfathered, State MO/City of Wentzville / GCOW HOA requirements must be met. Turn over to city / state**
- b) Weeds – 1420 Devonshire County Dr.
- c) Request for tree trim or removal – 1058 Silo Bend Dr. **Gayle checked on this concern, and trees are alive on common ground, resident was advised MO law allows neighboring resident to trim back over hanging branches with damaging the tree.**
- d) Request for tree trimming, tree is overgrown and growing towards house – 1058 Silo Bend Dr. – email forwarded to Villa Board. There are 2 dead trees in a common area behind 1058 SBD. Need to determine if this common ground is GCOW or GolfCourse. Mike J to check with city on this.

9) Special Assessment:

- a) Pool
- b) Retention basin – **Preparation work started on 9/12/25. Linne Industries will begin work on 9/18.**
- c) Parking lot and **walking trail 18 repair spots and then entire trail to be sealed 9/25.**
- d) Assessment fee update as of 9/13/25 – \$106,435.25 due

10) Projects Spring 2025 to be addressed:

- a) On going cross training of BOD members
- b) Discuss 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**

11) Questions:

- **Resident asked if the BOD could investigate improving the entrance monument area**

Next Meeting – October 15, 2025

12) Motion to go to Executive Session: 7:47pm

- a) Meeting adjourned: 8:04pm **Mindy moved to approve; Jon seconded; carried 5-0**

Meeting Attendees:

Rose Houghton

Judy Stein

Dan & Jan Klauba

Cathy Martin

Mike Pailer

Dona Trotter

Debbie Lombardino