

GCOW Community HOA Board of Directors

Minutes

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

Meeting called to order: 7:03pm

Roll Call: Gayle Smith, Mike Johnson, Jon Simcoke

Absent: Chuck Marsonette, Mindy Gaeng

1) Approval of Meeting Minutes:

- a) 6/19/24 Meeting Minutes - Mike motion to approve, Jon second, carried 3-0
- b) 6/19/24 Executive Session - Jon motion to approve, Gayle second, carried 3-0

2) Approval of Monthly Reports:

- a) July 2024-Treasurer's Report - Jon motion to approve, Mike second, carried 3-0
- c) Approve July 2024-Financial Report - Jon motion to approve, Mike second, carried 3-0

3) Committee Reports:

- a) DCCR/Bylaws – Chair, Alice Foster/Gayle: *on hold*
- b) Election- Chair, Judy Stein/Mindy: **see New Business**
- c) Finance- Chair, Alice Foster/Gayle: **Alice Foster reviewed June 2024 financials**
- d) Grounds- Chair, Kirk Smith/Jon:- **Jon sprayed pool parking lot & Golf Club Dr**
 - a. **Fence on Golf Club Dr needs power washed (Gayle)**
- e) Pond- Chair, Mike Pailer/Jon: **Mike P, said the pond looks pretty good**
- f) Pool- Chair, Gayle Smith/Gayle: **Season is going good**
- g) Social- Chair, Trina/ Callie: **No report, rec'd invoice for upcoming National Night Out**

4) Old Business:

- a) 2024 HOA Dues: \$4,632.51 not paid as of 7/23/24.
- b) July 2024 -\$4,327.42 turned over to Attorney for collection
(4) residents delinquent for 2024 includes 1-resident 2023 & 2024
- c) Issues with the Retention Pond –
 - i. Contact City of Wentzville to see if the drainage area needs to be repaired or replaced to a more modern version. **Mike Pailer is going to continue to research options to improve drainage**
 - ii. Signage about littering ? **Board to approval at 7/17/24 meeting, Gayle will order**
- d) Pool action items
 - 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. Received contact name for caulking needs, not in budget for 2024, **may be able to get in 2024 budget and do fall 2024 (Mike)**
- e) Contact the Roofing Contractor to have an inspection of the Cabana house for hail damage, Mike will have a Roofing Co inspect Cabana roof before contacting Insurance agent.
 - i. **Gayle will contact Lancaster Roofing as another bid.-No Response**
- f) One pool rentals are scheduled for July 13, 2024.

5) **New Business:**

- a) Judy Stein -upcoming election 2024 BOD -Review and approve the Nomination Letter to be sent to all residents, BOD voted via email, emailed Judy the BOD approval 7-12-24
- b) Agreement with GCOW Villa BOD on Villa resident Violations- reviewed this agreement and the BOD had previously approved via email vote
- c) Completed State of Missouri filings- June 2024 and paid fee
- d) Irrigation issues from 5/24 service – Follow up work scheduled 7/17/24
 - i. 6 heads need replaced (didn't hear back from Automatic Rain)
 - ii. Fred Gatewood checked it out per Gayle's request, he replaced 4 of 6 heads, Fred thinks there a bad valve allowing the continual water running
 - iii. Need 2 sprayer heads for monument (Automatic Rain has been contacted)
 - iv. Need to adjust heads
 - v. Estimate to repairs \$570.00-Mike motion to approve, Jon second, carried 4-0
- e) Backflow test being sent to City of Wentzville finally resolved 7/16/24
- f) M3 – No pool access letter to developer -**Chuck completed 7-25-24**
- g) Email VOTE: Approved 2-dead trees on common ground, 1 overgrown thorn bush and root ball root & removal approved \$1,000.
 - i. BOD approval to cancel bid from Perferctly Edged to clean up root ball area and 1 other landscaped area \$1,750.
- h) Invoices to be approved:
- d) \$3,375.00 Peferctly Edged Lawncare- Mowing 5 weeks - Mike motion to approve, Jon second, carried 3-0
- e) \$1,000. Jacob Oates -Tree removal (3) and root ball clean up- Mike motion to approve, Jon second, carried 3-0
- f) \$15,566.00 MW Pool contract payment- Mike motion to approve, Jon second, carried 3-0

g) **Architectural Requests:**

h) **Report a Concern:**

- a. Cathy Martin said there was a tree by the pond that is dying and needs to be looked at. **Chuck will look at. Need an update (Tree to be removed 7/13 & 7/20)**
- b. Sewer line cap-broken by GCOW lawn care -Chuck to call Travis (**Chuck need an update**)
- c. **Report of driver almost causing a crash on Golf Club Drive**
- d. **Resident concerns about arrows on the road in wrong place**
- e. Deed common ground behind 1425 Devonshire County
 - i. What are the steps to Deed property (**Gayle to ask Debbie Lombardini**)

i) Projects:

- a. Consider in 2025 adding Aerator system to help with problems, would require special assessment, see attachment -**Table till October 2025 Budget discussions**
- 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

j) Questions:

k) Motion to go to Executive Session :

l) Meeting adjourned:

Attendees:

NEXT MEETING: AUGUST 22, 2024

**Mike Pailer
Judy Stein**