

GCOW Community HOA Board of Directors

MEETING MINUTES

April 16, 2025 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order: 7:00PM

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

Absent:

1) Approval of Meeting Minutes:

- a) 3/20/25 Meeting Minutes – Chuck moved to approve; Mike seconded; carried 5-0
- b) 3/20/25 Executive Session – Mike moved to approve; Gayle seconded; carried 5-0

2) Approval of Monthly Reports:

- a) February & March 2025-Treasurer’s Report – Chuck moved to approve; Mindy seconded; carried 5-0
- c) February & March 2025-Financial Report – Mindy moved to approve; Gayle seconded; carried 5-0

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: **See Old Business**
- e) Retention Basin (Pond)- Chair, Mike Pailer/Jon:
- f) Pool- Chair, Gayle Smith/Gayle: **Schedule Clean up Day**
- g) Social- Chair, Trina/ Callie:

4) Old Business:

- a) HOA Dues –
 - i. 2025 – 73 accounts not paid
 - ii. 2024 – 2 accounts not paid. Accounts turned over to Attorney for collection – liens filed on both accounts. **Auction sale of one of the properties was scheduled for 3/13/25. No Update.**
- 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, Mike Pailer is available in February 2025 to help if needed. **Jon will work on this.**
- c) 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. Gayle hasn’t received a response; she will call for more information. (Mindy & Gayle to meet on this Monday)**

- d) Request to drop a dead tree at 16 Silo Ridge Ct. **Discuss bid:**
 - i. Liscombe Trees: \$5369.00; includes 7-Trees: including leaning dead trees and 6 trees near it are part of it, Plus remove 7 additional trees -all debris removed
Mike moved to table; Gayle seconded. We will revisit after we review what funds are available in the budget.
- e) Mike Pailer suggested installing a silt fence to keep mud from washing into the retention basin. – **Completed – Mike P will continue to work on this.** This helped keep the mud run-off during recent heavy rain storm
- f) Mike Pailer requests GCOW BOD to vote on moving forward with the modifications to the Retention Basin drain, estimated cost to be \$200-\$250. **Raise the wall about 6” to reduce the out flow of water. Add keep off signs. Gayle moved to approve; seconded; carried 5-0**
- g) Schedule Backflow test-**Gayle**

5) New Business:

- a) MW Pools: \$16,134.00 – Mike moved to approve; Jon seconded; carried 4-0
- b) Perfectly Edged: \$2100.00 Mowing March 17,21,31 – Mike moved to approve; Mindy seconded; carried 4-0
- c) Perfectly Edged: \$1,550.00 Fertilizer treatment round 1 – Mike moved to approve; Mindy seconded; carried 4-0

6) Architectural Requests:

- a) 256 Green Summit – Enclose Patio APPROVED
- b) 418 Wind Creek- fence – waiting on paperwork from resident and closing for new owner.

7) Report a Concern:

- a) Previous dog attack – Court hearing dogs on no longer allowed in GCOW

8) Special Meeting – Assessment Tentative meeting date set for 5/8 at 6pm in pool parking lot to discuss and vote on special assessment.

- a) **Current estimates are as follows:**
 - 1. Asphalt - \$32,000 – **Jon will review w/contractor to reduce this bid.**
 - 2. Retention basin - \$20,000
 - 3. Pool resurfacing - \$25,000 **(we will have a more accurate bid on 3/27) – Waiting on one more bid and Gayle will call Bistate for estimate.**
- b) **Retention Basin**
 - i. **Solitude Lake Management Keeton Solar Aeration System \$12,076.00 – complete installation w/2 yr warranty**
 - ii. **Aquatic Control Solar Aeration bid \$11,920.22 – electric work not included**

- iii. 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.

***Option 1 & 2 would both require fencing, would have exposed tubing. Mike P would dig holes required. Option 3 is Mike Pailer's 1st choice.**

c) Review updates on Special Assessment requirements:

- i. Discuss & vote to move forward or not
- ii. decide what items qualify & \$ amount
- iii. schedule 'Special Meeting'
- iv. Prepare Pro & Cons document for residents
- v. 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.

9) 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

- c) 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**

10) Questions:

Next Meeting – May 21, 2025

11) Motion to go to Executive Session: – Mike moved to approve; Jon seconded

12) Meeting adjourned: 8:13pm – Gayle moved to adjourn; Mike seconded

Meeting Attendees:

Mike Pailer

Rose Houghton

Brian Summers

Chantel Summers