

GCOW Community HOA Board of Directors

MEETING MINUTES

February 19, 2025 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order: 7:02pm

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

Absent: Chuck Marsonette

1) Approval of Meeting Minutes:

- a) 1/15/25 Meeting Minutes – Jon moved to approve; Gayle seconded; carried 3-0
- b) 1 /15/25 Executive Session – Mindy moved to approve; John seconded; carried 3-0

2) Approval of Monthly Reports:

- a) January 2025-Treasurer’s Report – Jon moved to approve; Gayle seconded; carried 3-0
- b) January 2025-Financial Report – Gayle moved to approve; Jon seconded; carried 3-0

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:
- e) Retention Basin (Pond)- Chair, Mike Pailer/Jon: **Updates Old Business**
- f) Pool- Chair, Gayle Smith/Gayle: **Closed for season**
- g) Social- Chair, Trina/ Callie:

4) Old Business:

- a) December 2024 -\$3,503.84 turned over to Attorney for collection- **liens filed on 2 accounts**
- b) Contact the Roofing Contractor to have an inspection of the Cabana house for hail damage. **Checks received from insurance company for roof replacement less deductible. February 2025 Shingle color will be Driftwood.**
- c) Discuss requesting city to install a speed dip on Golf Club Drive – **Update needed from Chuck will find out what permits are required.**
- d) Question on tree stumps in 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.**
- e) Retention Basin
 - i. **Mike Pailer to get a second bid on his recommendation to have an aeration system installed in the retention basin.**
 - 1. **Solitude Lake Management Keeton Solar Aeration System \$12,076.00 – complete installation w/2 yr warranty**
 - 2. **Aquatic Control Solar Aeration bid \$11,920.22 – electric work not included**
***Option 1 & 2 would both require fencing, would have exposed tubing**
 - 3. **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. Would need flat spot, no electrical tubing. Mike P would dig holes required. This is Mike Pailer's 1st choice.

- f) 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.**
- g) Request to drop a dead tree at 16 Silo Ridge Ct. **GCOW attorney for input on this issue.**

5) New Business:

- a) \$5,000 Midwest Pools -Prepayment 2025 season – Mindy moved to approve; Jon seconded; carried 3-0
- b) \$269.75 Midwest Pool – Yearly Cleaning Stenner Equipment – Mindy moved to approve; Jon seconded; carried 3-0
- c) \$1020.00 Legal Fees Lutfiyya Law Firm – Jon moved to approve; Gayle seconded; carried 3-0
- d) \$2,576.98 deposited back to Operating account in January 2025
- e) \$2,650.00 Quote to finish landscape clean up north side common ground – **request to take sod out of quote to bring total to \$2,150** – Mike moved to approve; Mindy seconded; carried 4-0
- f) Trustee Letters – **three** villas that recently closed didn't request/receive letters from community board – **Mindy to contact Villa management to request copies of requests and add a note to invoices that are sent to title companies that 2 letters are required for villa properties.**
- g) Special assessment?
 - i. $\$85 \times 480 = \$40,800.00$ $\$100 \times 480 = \$48,000.00$
 - ii. Pool resurfaced, parking lot asphalt, walking trail, retention basin –
 - iii. Jon to get asphalt parking lot & walking trails: estimate - **\$12,000**
 - iv. Mike Pailer provided estimated for fountain in the retention basin **\$16,000**
 - v. Gayle to get pool resurfacing estimate - **\$25,000**

Will discuss special assessment amount after all estimates are obtained.

Other items to consider- change pool to salt water

Gayle to check with Judy Stein on electronic option used previously to vote.

- h) Fence damage – **waiting for police report**

6) Architectural Requests:

- a) Solar Panel -request for information

7) Report a Concern:

- a) Dog attack- send a letter to owner of the dogs that escaped out of their yard.

8) 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

9) Questions:

- Chantel Summers asked if we could install a freshwater shower at the pool for residents to be able to rinse off after swimming. Advised that it would be considered for spring.
- Gerald (Zoom) asked if the replacement of the cabana roof was covered by the master policy. Advised him that it was not, it was covered by the GCOW Community Insurance Policy

Next Meeting – March 20, 2025

10) Motion to go to Executive Session:

11) Meeting adjourned: 8:31pm

Meeting Attendees:

**Charlie Weeks
Mike Pailer
Walt (Zoom)**

**Chantel Summers
Rose Houghton
Gerald (Zoom)**

**Brian Summers
Lynn Collumbien (Zoom)**