

## GCOW Community HOA Board of Directors

### MEETING MINUTES

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

**Meeting called to order: 7:01pm**

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

**Absent:** Mindy Gaeng

#### **1) Approval of Meeting Minutes:**

- a) 10/15/25 Meeting Minutes – **Mike moved to approve; Jon seconded; carried 4-0**
- b) 10/15/25 Executive Session – **Mike moved to approve; Jon seconded; carried 4-0**

#### **2) Approval of Monthly Reports:**

- a) October 2025–Treasurer’s Report- **NOT AVAILABLE**
- b) October 2025 – Financials - **NOT AVAILABLE**

#### **3) Committee Reports:**

- a) DCCR/Bylaws – Chair, Rose Houghton/Gayle: **Feb 2026- Communication-volunteers and input from residents**
- b) Election- Chair, Mindy Gaeng: **April 2026 -Communication & schedule meeting, Lynn Collumbien, Lee Wort, Jan Klauba have agreed to be on Election Committee**
- c) Finance- Chair, Kelly Barban/Gayle: **not available for October**
- d) Grounds- Chair, Kirk Smith/Jon: **Problems still exist, Mike J drove around with Topp Asphalt, Jon has been in contact with them. Mike J has scheduled another Asphalt Co to come out. No payment has been made to Topp Asphalt. Jon is going to check on the benches for damage.**
- e) Pool- Chair, Gayle Smith/Gayle: **Pool cover on, winterization completed**
- f) Social- Chair, Trina/ Callie: **No update, need to send out communication for volunteers**

#### **4) Old Business:**

- a) HOA Dues – Emailed attorney to take next steps in collection process
  - 6 delinquent accounts from **2025: \$3,751.96**
  - 2 accounts from 2024 **\$2,797.67-** (1-account in contact with attorney)
  - Misc balances **\$136.77**

Total AR balance **\$6549.63**
- b) 1058 Silo Bend Dr- 2 dead trees-Mike & Gayle revisited this and Mike is going to check with city to confirm GCOW common ground. **Mike to call City this week**
- 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) Hepperman development project and impact to GCOW – **Received the Seller’s document and Buyers document for Gayle & Chuck to sign from Title Company.**
- e) 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. **MW Pools suggested we call Capril Pools-Dave**

- f) 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. Chuck received no response, he is going to contact corporate office and find out who our Rep is.**

- **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
- g) GCOW: Write a Policy GCOW BOD **nonuse** of FB, Expand policy to include all GCOW Committee members, GCOW officers, Candidates for any election (**Gayle & Mindy**)
- h) Common Ground Fall/Winter tree pruning clean up \$1500.00 -GCOW BOD approved via email vote, work scheduled to be done 11/18: **Charlie Weeks would like to coordinate leaf clean up.**
- i) Improvements to Monument landscape areas- Resident Betty Stillman -emailed & will schedule a meeting. **Gayle**

**5) New Business:**

- a) \$750.00 – Perfectly Edged – Fertilizer- **Mike moved to approve; Jon seconded; carried 4-0**
- b) \$35.52 – Mike Johnson -Lightbulbs monument- **Chuck moved to approve; Gayle seconded; carried 3-0**
- c) \$1530.00 Rob Lutfiyya – Collection on delinquent accounts (Leins/Letters)- **Mike moved to approve; Jon seconded; carried 4-0**
- d) **Signage for the retention basin/walking trail: Mike P has sent costs to BOD- Approved estimated cost \$600.00 Mike moved to approve; Jon seconded; carried 4-0**
- e) Topps Asphalt- waiting on work to be completed and bench repaired before payment is made
- f) Need to find Volunteers for Social Committee
- g) 2026 Budget:
- Received budget request for Retention Basin \$1200.00
  - Perfectly Edged Lawncare: \$31,500.00 \*remind Perfectly Edged-no fertilizer inside walking trail to pond.
  - Midwest Pools- **have requested, waiting on response**
- h) **Discussion on the potential need for Sprinkler system in some common ground areas. Talk to Villa BOD about tapping into existing line and paying GCOW portion**

**6) Architectural Requests:**

- a) 12 Silo Ridge Ct – pile branches from clean up 2yrs ago, Liscombe picked up
- b) 218 Paddington – Patio cover, approved 11-11-25

**7) Report a Concern:**

- a) Tree bid to drop tree behind 16 Silo Ridge Ct
- b) OCT 17, Resident 1014 Silo Ridge Ct- complaint where the equipment damaged her sod. Trees removed on October 17. -**Gayle to contact Ramos Landscaping for bid**

**8) Special Assessment:**

- a) Pool- Schilli Plaster, work will be scheduled in January 2026
- b) Retention basin – Linne Industries completed work 9/18.
- c) Parking lot – Topps Asphalt still has work to do as of 11/16/25 on walking trail
- d) Assessment fee update as of 10-31-25 ( \$38,021.21) –

e) Late Fees on Special Assessment – **Invoices any delinquent residents with Service Fee added**

**9) Questions or Comments**

- a) Charlie Weeks (Villa BOD) – discussed the Villa had submitted paperwork to ‘Trademark’ their corporation name. Provided GCOW with form/instructions. GCOW BOD voted and approved this process and cost \$85.00 -**Mike moved to approve; Jon seconded; carried 4-0**
- b) Motorized scooters on walking trail and streets, Review what is in the DCCR’s. Add prohibited to the signs Mike P is working on.
- c) **Website needs updated with Financials & Meeting minutes/agenda MINDY**

**10) Projects Spring 2025 to be addressed:**

- a) On going cross training of BOD members
- b) Social Gathering at the pool after pool closes at 8pm, hosted by GCOW – **Tabled till spring 2026**
- c) Jon continues to work on killing tree stumps to prevent growth in the common ground,
- d) Recommend Table this item: 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**

**Next Meeting – Tuesday December 16, 2025**

**11) Motion to go to Executive Session: 7:45pm**

**12) Meeting adjourned at: 7:50pm**

**Meeting Attendees**

Mike Pailer

Charlie Weeks

Kath Pfeifer

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