

GCOW Community HOA Board of Directors

MEETING MINUTES

January 15, 2025 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order: 7:00pm

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

Absent:

1) Approval of Meeting Minutes:

- a) 12/19/24 Meeting Minutes – Jon moved to approve; Chuck seconded; carried 5-0
- b) 12/19/24 Executive Session – Chuck moved to approve; Jon seconded; carried 5-0

2) Approval of Monthly Reports:

- a) December 2024-Treasurer's Report – Chuck moved to approve; Jon seconded; carried 5-0
- b) December 2024-Financial Report – Jon moved to approve; Chuck seconded; carried 5-0

3) Committee Reports:

- a) DCCR/Bylaws – Chair, Alice Foster/Gayle: *on hold* – **Rose Houghton to chair in place of Alice Foster**
- b) Election- Chair, Judy Stein/Mindy: no current activity
- c) Finance- Chair, Alice Foster/Gayle: **reviewed the December 2024 financials & 2025 Budget. Gayle to ask Kelly Barban to chair in place of Alice Foster**
- d) Grounds- Chair, Kirk Smith/Jon:
- e) Retention Basin (Pond)- Chair, Mike Pailer/Jon: **see 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**
- b) Contact the Roofing Contractor to have an inspection of the Cabana house for hail damage. **Roof replacement was approved by insurance company Jan 2025. Shingle color will be Driftwood.**
- c) Discuss requesting city to install a speed dip on Golf Club Drive – **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) Chickens (Backyard) – Policy that the HOA BOD can put in place to help keep all residents happy if neighbors have a chicken coop. **Final policy and application have been added to the GCOW website.**
- f) Retention Basin
 - i. **Mike Pailer to get a second bid on his recommendation to have an aeration system installed in the retention basin.**

- ii. Charlie Weeks volunteered his time to help with installing a barrier to control the drainage of water, to save the money required to hire an Engineer.
 - iii. Chuck M will be the volunteer from GCOW BOD on this project and will follow up with Mike Pailer. Mike Pailer met with Charlie Weeks and discussed a plan that would control the outflow of water. Chuck M didn't make the meeting.
 - iv. Mike Pailer contacted the City of Wentzville again, and he said the city recommends contacting an engineer for a formal survey. Mike will submit a request to the BOD to send out to the GCOW residents asking if we have a resident that is an engineer that would volunteer their services to perform the survey.
 - v. Mike Pailer also stated that he researched solar aeration systems and approx. cost is \$15,000 and up.
- g) Deed small parcels of land to homeowners, notification will be made to homeowners in advance – **Deeding of common ground 226 Paddington needs additional research.**
 - h) Request to drop a dead tree at 16 Silo Ridge Ct. **GCOW attorney will be in contact with homeowner, no further contact with Villa BOD on this matter. GCOW BOD requested cost for the attorney to send a letter to homeowner.**

5) New Business:

- a) Invoices to be approved: **None to be approved.**
- b) 2025 Approved Budget discussion – Chuck moved to approve; Mike seconded; carried 5-0
- c) Reserve Fund adjusted amount \$9,423.02 towards improvements to retention basin & walking trail, \$2,576.98 deposited back to Operating account.
- d) Assessment? Pool resurfaced, parking lot asphalt, walking trail, retention basin – **Jon to get asphalt estimate, Mike to get retention basin estimate, Gayle to get pool resurfacing estimate. Will discuss special assessment amount after all estimates are obtained. Gayle to check with Judy Stein on electronic option used previously to vote.**

6) Architectural Requests: None received in December 2024

7) Report a Concern: None received in December 2024

8) Projects:

- 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)**
- b) Consider in 2025 adding Aerator system to help with problems, would require special assessment, see attachment -**Table until 2025 Budget discussions**
- c) On going cross training of BOD members

9) Questions:

Next Meeting – February 19, 2024

10) Motion to go to Executive Session:

11) Meeting adjourned: 7:40pm

Meeting Attendees:
Rose Houghton