

GCOW Community HOA Board of Directors

MINUTES

February 21, 2024 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order: 7:01pm

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

Absent: Gayle Smith

1) Approval of Meeting Minutes:

- a) 1/17/24 Meeting Minutes - Jon moved to approve; Mike seconded; carried 4-0.
- b) 1/17/24 Executive Session - Chuck moved to approve; Mike seconded; carried 4-0.

2) Approval of Monthly Reports:

- a) January 2024 Treasurer's Report - Chuck moved to approve; Jon seconded; carried 4-0.
- b) Approve January 2024 Financial Report - Chuck moved to approve; Jon seconded; carried 3-0.

3) Committee Reports:

- a) DCCR/Bylaws – Chair, Alice Foster/Gayle: *Alice will send new description for the website.*
- b) Election- Chair, Judy Stein/Mindy : *no activity for Election Committee*
- c) Finance- Chair, Alice Foster/Gayle: *Alice Foster reviewed January 2024 financials*
- d) Grounds- Chair, Kirk Smith/Jon:- *no report provided*
- e) Pond- Chair, Mike Pailer/Jon: *Mike Pailer said we need more EcoBoost. We got 60 scoops, but need 80 for our size pond.*
- f) Pool- Chair, Gayle Smith/Gayle: *no report*
- g) Social- Chair, Trina/ Callie: *no report*

4) Old Business:

- a) State of Missouri Registered Agent: Tax Form 943 was emailed to Tax Clearance 1-23-24, follow up emails asking for status 2-6-24 still no response emailed again 2-11-24
 - i. **Received Tax Clearance and paperwork submitted to MO Registry**
- b) GCOW HOA dues as of Sept 20,2023 – 2 residents haven't paid, Attorney said he has received 'No Response' to demand letters. Approved next step 10/18, file lawsuit. Notified attorney to proceed with filing lawsuit on 2 properties.
- c) 18 Silo Ridge Ct – reported at 1/17/24 meeting he was told by BOD President tree would be removed. Need to determine if tree is dead or still living and the property line. – *Chuck will discuss with resident. Brush removal was promised and completed, not tree removal.*
- d) Ground water/down spouts 1161-1159 Silo Bend – follow up to previous issue. (Mike) – *Mike will follow up.*
- e) Sidewalk repair Hepperman & Golf Club Drive, Missing cap on sewer line common ground lots Silo Bend by pool (Chuck to follow up with Fred) – *Jon and Chuck stated there is now a cap on the line.*

5) **New Business:**

- a) Invoices to be approved
 - i. \$1500.00 Perfectly Edged Lawncare- (Pre-Emergent applied) - Chuck moved to approve; Mindy seconded; carried 4-0.
- b) Pond EcoBoost – Request to order 2 more Airmax EcoBoost PRx - Jon moved to approve; Chuck seconded; carried 3-0.
- c) M3 – Discussion with Gene Doerr & GCOW BOD via Zoom – *Move to Executive Agenda*
 - i. Approximately date of 2008 – Brad Goss wrote GCOW Easement giving GCOW the authority to impose GCOW DCCR on M3 development.
 - ii. 2008 sometime after this the property was sold as separate property no longer part of GCOW Development. Nothing happened for several years.
 - iii. BIG Questions: M3 could be Annexed into GCOW
 1. M3 could be Annexed into GCOW
 2. M3 Developer could make a move first and enforce the Easement
 3. Do nothing allows the Rental of the development

Gene Doerr looked at the Declaration. Section 3.3 gives the Board full and final authority to add property to the community all without any input from Owners.

This is done by filing an amendment to the Declaration, which is the same requirement found in Paragraph 9 of the M-3 Easement. Even though the Board has the authority to do it without input from Owners, **I would still recommend that you at least bring it up in a meeting to get some feedback and help you all in your deliberations.**

One caveat I discovered in the Easement is that any litigation would have to be brought in St. Louis County. Not a problem, but an inconvenience

**Next Steps can be taken once the State of Missouri Registered Agent has been completed.

6) **Architectural Requests:**

- a) 1404 Devonshire County Dr – received paperwork to be reviewed & approved
- b) 310 Westwinds Summitt - fence

7) **Report a Concern:**

- a) Dog running loose around the golf course 2/1/24 (recommend call City)
- b) 1425 Devonshire County Dr – trailer is continually parked in driveway, then moved for a day or two, then back in driveway.
- c) 18 Silo Ridge Ct – reported on 1/17/24 meeting – *Chuck will follow up.*

8) **Projects:**

- a) 2024 Spring- and add to 2024 Budget for Security Gate Repair at Pool: Gate system doesn't always open with a active key card, the replacement cost is \$2,137.00 – *Need model # from Gayle*
- 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

9) **Questions:**

10) **Motion to go to Executive Session :** Chuck moved to go into executive session; Mike seconded.

11) **Meeting adjourned:** Chuck moved to adjourn; Mindy seconded; carried 4-0. 7:33 pm.