

GCOW Community HOA Board of Directors

MEETING MINUTES

September 18, 2024 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order: 7:03pm

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

Absent: Jon Simcoke

1) Approval of Meeting Minutes:

- a) 8/22/24 Meeting Minutes -Chuck motion to approve, Mindy second, carried 4-0
- b) 8/22/24 Executive Session -Gayle motion to approve, Chuck second, carried 4-0

2) Approval of Monthly Reports:

- a) August 2024-Treasurer's Report- Chuck motion to approve, Mike second, carried 4-0
- b) August 2024-Financial Report-Chuck motion to approve, Gayle second, carried 4-0

3) Committee Reports:

- a) DCCR/Bylaws – Chair, Alice Foster/Gayle: *on hold*
- b) Election- Chair, Judy Stein/Mindy: **Judy had emailed/mail Election results 9/15 - 9/17 to residents**
 - a. ***Discussion on # of ballot sent out email/electronic, and Charlie Weeks asked to see the ballots, said it was MO law. Discussion continued and the GCOW BOD voted 4-0 to research the law on sharing confidential ballots to another resident or Villa BOD.***
- c) Finance- Chair, Alice Foster/Gayle: **Alice Foster reviewed August 2024 financials**
- d) Grounds- Chair, Kirk Smith/Jon:-
 - a. **Fence on Golf Club Dr needs power washed -see old business below**
- e) Retention Basin (Pond)- Chair, Mike Pailer/Jon:
 - a. ***Mike Pailer had met with City on possible solutions for have less outflow from retention basin via storm drain. Raising the drain hole, will require an engineer. Mike P to get a bid for cost of an Engineer and present to the BOD.***
 - b. ***No fertilizer between the pond and walking trail, herbicide okay.***
 - c. ***Discussed the aeration system, need a second bid,(Chuck to follow up with Mike Pailer)***
 - d. ***Residents discussed safety concerns about young children fishing or hanging out at the pond without an adult. Gayle to send email blast to residents about safety issues and rules for common ground and pond***
- f) Pool- Chair, Gayle Smith/Gayle: **Closed for season**
- g) Social- Chair, Trina/ Callie: **September 28, 2024 GCOW Vendor Sale**

4) Old Business:

- a) July 2024 -\$3,503.84 turned over to Attorney for collection- **liens filed**
(3)- residents delinquent for 2024 includes 1-resident 2023 & 2024
- b) Contact the Roofing Contractor to have an inspection of the Cabana house for hail damage, Mike will have a Roofing Co inspect Cabana roof before contacting Insurance agent. **Gayle should have a bid for replacing the Cabana roof by Sept 28, Chuck will submit to Insurance Company**
- c) Discuss requesting city to install a speed bump on Golf Club Drive- **Chuck to contact the city, Chuck will follow up with Fire Marshall on this request**
- d) Golf Club Dr. white fence – power washing – see Bids, **Mike and Jon had provided update on insurance from bidders, Chuck motioned, Gayle second: to approve Crescent Mobile Power Washing carried 4-0**
- e) Monument - have landscape edging & rocks around the monument to improve appearance- **Received bid \$200.00 Mike motioned, Chuck second, carried 4-0**
- f) Removal of dead tree that has started to fall in Common Ground behind 1029 & 1031- (actually behind 16 Silo Ridge Ct) **Received bid (Gayle), Gayle to get a second bid.**
 - i. **Question on tree stumps in common ground, Jon volunteered to schedule help to drill holes in tree stumps and use Epson salts to decompose**
- g) Chickens (Backyard) – Policy that the HOA BOD can put in place to help keep all residents happy if neighbors have a chicken coop. **GCOW BOD to approve the Chicken Policy and once approved it will be posted on GCOW Website, revisions to be made- Gayle & Mindy- email revisions and email vote document.**

5) New Business:

- a) Invoices to be approved:
 - i. \$2,770.00 Peferctly Edged Lawncare- Mowing 4 weeks **Gayle motioned, Mindy second, carried 4-0.**
 - ii. **Review pool incident with Pool attendant and resident yelling and scolding Pool attendant. GCOW BOD- Gayle & Mike were notified of incident and talked with Pool Attendant, and Mike talked to some of the other Pool Attendants. Resident was sent a letter and advised that her actions were inappropriate and her keycard deactivated for the remainder of the pool season.**
 - iii. **Before next pool season: 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.**

ELECTION RESULTS

Officers appointed by the GCOW BOD – after discussion on the # of ballots and request to view the confidential ballots, the appointment of officers was postponed until the ballot questions are resolved.

6) Architectural Requests:

- a) NONE
- b)

7) Report a Concern:

- a) Electrical line cap-broken by GCOW lawn care -Chuck to call Travis (**Chuck and Mike will follow up**) **Did Jon resolve ???**
- b) Deed common ground behind 1425 Devonshire County & lot next to 224 Paddington
 - i. What are the steps to Deed property (**Gayle to ask Debbie Lombardini**)

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 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. Received contact name for caulking needs, not in budget for 2024, **may be able to get in 2024 budget and do fall 2024 (Mike)**
- b) Consider in 2025 adding Aerator system to help with problems, would require special assessment, see attachment -**Table till October 2025 Budget discussions**
- c) 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)
- d) HOA Express – annual payment increase -Gayle to look at what we get from HOA Express & Quick Books
- e) 'Could this be you' email sent to all residents
 - i. Follow ups to be taken
 - ii. Divide the streets among BOD to handle violations
- f) On going cross training of BOD members

9) Questions:

- Bids for lawncare for discussion with Villa BOD by October (Gayle) Charlie said the Villa won't be charging a management fee if they took over common ground mowing.
- Resident concern for condition of city streets, advise to contact the city via Wentzville.gov
- Resident suggest pool only open 2months to save \$\$ to be move to the Retention Basin
- Resident opinion upgrades to retention basin only impact a small # of residents that live around the retention basin

- Residents in attendance

Rose Houghton,
Dona & Mike Trotter
Chuck Gibbs

Dave Meyer
Mike Pailer
Callie Marsonette

Kathy Lueck & Guest
Charlie Weeks

Next Meeting – October 17, 2024

10) Motion to go to Executive Session :

11) Meeting adjourned: