

GCOW Community HOA Board of Directors

MEETING MINUTES

August 22, 2024 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order: 7:01pm

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

Absent:

1) Approval of Meeting Minutes:

- a) 7/17/24 Meeting Minutes - Mike motion to approve, Jon second, carried 5-0
- b) 7/17/24 Executive Session - Mike motion to approve, Jon second, carried 5-0

2) Approval of Monthly Reports:

- a) July 2024-Treasurer's Report – Mindy motion to approve, Chuck second, carried 5-0
- b) Approve July 2024-Financial Report -Mindy motion to approve, Mike second, carried 5-0

3) Committee Reports:

- a) DCCR/Bylaws – Chair, Alice Foster/Gayle: *on hold*
- b) Election- Chair, Judy Stein/Mindy: **Meet the Candidates (after new business)**
- c) Finance- Chair, Alice Foster/Gayle: **Alice Foster reviewed July 2024 financials**
- d) Grounds- Chair, Kirk Smith/Jon:-
 - a. Fence on Golf Club Dr needs power washed -**bidders need insurance verified**
- e) Pond- Chair, Mike Pailer/Jon: **no report**
- f) Pool- Chair, Gayle Smith/Gayle: **5 rentals this season (last August 17)**
- g) Social- Chair, Trina/ Callie: **no report**

4) Old Business:

- a) 2024 HOA Dues: \$4,632.51 not paid as of 7/23/24.
- b) July 2024 -\$4,327.42 turned over to Attorney for collection- **liens filed**
(4) residents delinquent for 2024 includes 1-resident 2023 & 2024
(1 of 4) residents has contacted GCOW about paying
- c) 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. **Need to get a bid- Jon, Mike to provide roofers contact information**
- d) M3 – No pool access letter to developer -**Chuck completed 7-25-24 -No response from developer.**

5) New Business:

- a) Judy Stein -Ballots being prepared by Election committee Aug 14-23, to be mailed/emailed August 24, 2024
 - b) Automatic Rain repairs to common ground around pool and monument repaired:
 - i. **Invoice: Automatic Rain : \$1,414.14** Mindy motion to approve, Mike second, carried 5-0
 - ii. 9.57 hours was the total time 3-visits doing repairs
 - iii. replaced 10 rotors around the pool house.
 - iv. Rotors, I20's, & sprays are all different types of sprinkler heads that get different coverage.
 - v. In the time he was there he also moved two heads from under the evergreens, along with replacing 3 sprays at the front entrance
 - vi. Find the valve box on zone five so that he could dig the wires up and rewire Zone five came back once it was rewired and the system was good to go after.
 - c) Invoices to be approved:
 - d) \$2,75.00 Perfectly Edged Lawncare- Mowing 4 weeks Mike motion to approve, Gayle second, carried 5-0
 - e) \$1,500.00 Perfectly Edged Lawncare- 4 out of 5 applications of fertilizer, Mindy motion to approve, Mike second, carried 5-0
 - f) \$48.10 Jon Simcoke replace faucet in girls restroom at pool, Mike motion to approve, Gayle second, carried 4-0
 - g) \$212.16 MW Pools 1-15-24 Invoice Stenner equipment cleaning, Chuck motion to approve, Mike second, carried 5-0
 - h) \$317.10 MW Pool 7-21-24 Ladder wedges (10 & installation), Mike motion to approve, Chuck second, carried 5-0
 - i) \$89.00 Election Buddy Renewal – Gayle Smith, , Chuck motion to approve, Mike second, carried 4-0
- 6) Discuss requesting city to install a speed bump on Golf Club Drive- **Chuck to contact the city**
 - 7) Golf Club Dr. white fence – power washing – see Bids, **bidders insurance info to be checked**
 - 8) Monument - have landscape edging & rocks around the monument to improve appearance- **Gayle investigate costs**
 - 9) Removal of dead tree that has started to fall in Common Ground behind 1029 & 1031- **Get Bid (Gayle)**
 - 10) Chickens (Backyard) – Policy that the HOA BOD can put in place to help keep all residents happy if neighbors have a chicken coop. **GCOW HOA Policy to go with City / State Rules- Gayle**

MEET THE CANDIDATES

11) Architectural Requests:

- a) 411 Wind Creek – replace existing deck with vinyl fence– approved 8/11/24 (Email vote)
- b) 224 Paddington – Decorative wood wall next to existing fence, resident will control weeds between existing fence and wood panel- Mike motion to approve, Gayle second, carried 5-0
- c) 224 Paddington request for approval of chicken coop design/placement- residents aware that lot size is based on St. Charles County Assessor website by residents addressed. Approved with understanding GCOW HOA would have a Policy in place by September 15, 2024- Mike motion to approve, Mindy second, carried 5-0

12) Report a Concern:

- a) Sewer line cap-broken by GCOW lawn care -Chuck to call Travis (**Chuck and Mike will follow up**)
- b) Deed common ground behind 1425 Devonshire County
 - i. What are the steps to Deed property (**Gayle to ask Debbie Lombardini**)

13) Projects:

- a) **Pool end of 2024 year to do's if budget allows**
 - 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

14) Questions:

15) Motion to go to Executive Session : 8:22pm

16) Meeting adjourned: 8:35pm

Next Meeting 9-18-24