

## GCOW Community HOA Board of Directors

### MEETING MINUTES

June 18, 2025 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order: 6:59pm

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

**Absent:**

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

- a) 5/21/25 Meeting Minutes – Mike moved to approve; Gayle seconded; carried 5-0
- b) 5/21/25 Executive Session – Mindy moved to approve; Chuck seconded; carried 5-0

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

- a) May 2025 – Treasurer’s Report – Mike moved to approve; Gayle seconded; carried 5-0
- b) May 2025 – Financial Report – Mindy moved to approve; Jon seconded; carried 5-0

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

- a) DCCR/Bylaws – Chair, **Rose Houghton**/Gayle: *on hold*
- b) Election- Chair, Judy Stein/Mindy: **Judy provided election timeline.**
- c) Finance- Chair, **Kelly Barban**/Gayle: **Kelly Barban will chair.**
- d) Grounds- Chair, Kirk Smith/Jon: **See Old Business**
- e) Retention Basin (Pond)- Chair, Mike Pailer/Jon:
- f) Pool- Chair, Gayle Smith/Gayle: **-slide has a crack in lower section, Mike will look at.**
- g) Social- Chair, Trina/ Callie: **National Night Out – Chuck will check with St. Charles Ambulance District for CPR demo/instruction.**

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

- a) HOA Dues –
  - i. 2025 – 14 accounts not paid – June invoices were mailed to all delinquent residents
  - ii. 2024 – 2 accounts not paid. Accounts turned over to Attorney for collection – liens filed on both accounts.
    - 1. 1440 Devonshire County Dr – no response to attorney leaving a voicemail on 5/8. Recommend file foreclosure proceedings.
    - 2. 275 Botanical Ridge Dr – attorney has left message/emailed trustee of property to find out what happened with auction. County records still show owner’s name. Recommend file foreclosure proceedings.

**Mike moved to approve; Jon seconded; carried 5-0**

- b) Continue to kill tree stumps to prevent growth in the 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. **Jon still working on this.**
- c) Deed small parcels of land to homeowners

- i. 226 Paddington needs additional research – **Gayle emailed the US Corps of Engineers for guidelines and rules about mitigated areas. Gayle hasn't received a response; she will call for more information.**
  - ii. 1425 Devonshire County Dr – Mindy & Gayle researched and the common ground behind 1425 is attached to 7 properties, it would be at the homeowners cost to have a licensed surveyor determine options with other property owners. Homeowner at 1425 Devonshire was emailed the update.
  - iii. Wind Creek – common ground – need to research
- d) Request to drop a dead tree at 16 Silo Ridge Ct. **Discuss bid:**
- i. Liscombe Trees: \$5369.00; includes 7-Trees: including leaning dead trees and 6 trees near it are part of it, Plus remove 7 additional trees -all debris – removed (includes 1037 Silo Bend)  
**Mike moved to table; Gayle seconded. We will revisit after we review what funds are available in the budget.**  
**6/18 update – Liscombe will re-bid on 6/19; Mike Pailer will meet with them when work is done to request that they leave some of the tree debris on-site.**
- e) Mike Pailer suggested installing a silt fence to keep mud from washing into the retention basin. – **Completed – Mike P will continue to work on this. 4 sections complete; Mike P will do more after the trees are removed.**
- f) Social Gathering at the pool after pool closes at 8pm, hosted by GCOW – **to be scheduled.**
- g) Hepperman development project and impact to GCOW- need to mark off based on map and see what property is impacted – **Jon will go measure. Gayle met with SCC Right of way Specialist, SCC is straightening the sidewalk and wanting to purchase a small are of the land the sidewalk is on, so that the sidewalk is on land that is considered 'the right of way' owned by SCC.**

## 5) New Business:

- a) \$1550.00 – Perfectly Edged – fertilizer #2 – **Mindy moved to approve; Jon seconded; carried 5-0**
- b) \$2800.00 - Perfectly Edged – lawn service – **Mindy moved to approve; Jon seconded; carried 5-0**
- c) \$650.00 – Automatic Rain – common ground at pool & monument yearly invoice – **Mindy moved to approve; Jon seconded; carried 5-0**
- d) \$125.15 – Jon Simcoke – Roundup & bathroom faucet – **Gayle moved to approve; Mike seconded; carried 4-0**
- e) \$26.04 – Mike Pailer – caulk for retention basin dam work – **Mike moved to approve; Mindy seconded; carried 5-0**
- f) \$611.96 – Purchase 4 lounge chairs for the pool. Cost on sale \$152.99 each with free shipping, total \$611.96 plus tax. (\$200 for weathervane/cupola, \$420 from keycards) – **Chuck moved to approve; Jon seconded; carried 5-0**
- g) Request to use the lot next to the pool for afternoon volleyball with 6 kids – **Gayle will send a request to GCOW info email.**

- h) Pool slide is broken/cracked on the bottom section – **Mike Johnson will use underwater epoxy to try to repair the slide. Gayle will pull original paperwork for the play structure to look into replacing it if the repair doesn't work. Gayle also purchased items to deter the ducks.**
- i) Election – **Judy provided election timeline. The two positions that are up for election this year are Gayle Smith (Villa B) and Jon Simcoke (SFH B)**

**6) Architectural Requests:**

- a) 419 Wind Creek Dr – fence approved 6/4/25
- b) 1611 Fairway Valley Dr – deck?

**7) Report a Concern:**

- a) Complaint regarding weeds in common grounds (north) – **Perfectly Edged keeps getting rained out, but will work on this. Gayle will also ask them to build the rut back up that they previously created and seed/sod.**

**8) Special Meeting – GCOW BOD vote on moving forward with Assessment**

- a) Schedule date in July for special meeting for all residents – **Meeting dates Friday, 7/25 and Saturday 7/26. Mike moved to approve; Gayle seconded; carried 5-0**
- b) Provide detailed documents to all residents 2 weeks prior to the first meeting – **communication to be mailed by 7/11.**

- 9) **GCOW BOD will provide a retention basin update by 6/9 and an assessment update by 6/15.**  
Residents in attendance asked about using Reserve Funds for aeration system prior to the special assessment meeting

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

- a) On going cross training of BOD members
- b) Discuss 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**

**11) Questions:**

Next Meeting – July 16, 2025

**12) Motion to go to Executive Session:** – Gayle moved to approve; Chuck seconded

**13) Meeting adjourned:** 8:59pm – Gayle moved to adjourn, Mike seconded

**Meeting Attendees:**

Dan & Jan Klauba	Patty Herath	Craig Hermeyer
Mike Pailer	Rose Houghton	Don Foldy
Judy Stein	Arnie Fust	Charlie Weeks
Mike Barban	Mike & Dona Trotter	Kathleen Kiefer