

GCOW Community HOA Board of Directors

MEETING MINUTES

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

**Meeting called to order: 7:00pm**

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

**Absent:** Chuck Marsonette

**1) Approval of Meeting Minutes:**

- a) 9/17//25 Meeting Minutes – **Mindy moved to approve; Jon seconded; carried 4-0**
- b) 9/17/25 Executive Session – **Mike moved to approve; Gayle seconded; carried 4-0**

**2) Approval of Monthly Reports:**

- a) September 2025–Treasurer’s Report-**Mike moved to approve; Jon seconded;carried 4-0**
- b) September 2025 – **Mike moved to approve; Jon seconded; carried 4-0**

**3) Committee Reports:**

- a) DCCR/Bylaws – Chair, Rose Houghton/Gayle: **Send out communication Feb 2026-for volunteers and suggestions**
- b) Election- Chair, Judy Stein/Mindy: **Volunteers for Election Committee-schedule meeting for April 2026**
- c) Finance- Chair, Kelly Barban/Gayle: **Kelly Barban reviewed September financials**
- d) Grounds- Chair, Kirk Smith/Jon: **Walking trail scheduled for ‘sealing’ 10/15**
- e) Pool- Chair, Gayle Smith/Gayle: **Pool cover on, winterization completed**
- f) Social- Chair, Trina/ Callie: No update, **need to send out communication for volunteers**

**4) Old Business:**

- a) HOA Dues – Emailed attorney to take next steps in collection process
  - 6 delinquent accounts from 2025 \$4,134.40 (**received pymt 1 resident 10/3**)
  - 2 accounts from 2024 \$2,797.67- (1-account in contact with attorney)
  - Misc balances \$136.77
  - Total AR balance \$7068.64
- 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. **Jon continues working on this.**
- c) Deed small parcels of land to homeowners
  - 226 Paddington needs additional research – **Gayle found additional information on Wentzville website and is emailing the contact.**
  - Wind Creek – common ground – need to research
- d) Tree bid to drop tree behind 16 Silo Ridge Ct
  - Revised bid from Liscombe Trees: \$6,401.50; adding trees behind 1037-1039 Silo Bend for a total of 12 trees to be removed- **OCT 17 scheduled date Jon will be on site am and Mike P the afternoon to meet with Liscomb Tree**

- e) Social Gathering at the pool after pool closes at 8pm, hosted by GCOW – **Table until spring 2026 - Mike moved to approve; Jon seconded; carried 4-0**
- f) Hepperman development project and impact to GCOW – Gayle met with SCC Right of way Specialist, Chuck signed the purchase agreement with SCC, waiting on filing and check payment.
- g) Pool slide is broken/cracked on the bottom section – Gayle and Mike continue to work on finding a replacement for the slide portion of the play structure. MW Pools is sending someone to look at the slide.
- h) Are we liable for minors if they fall into the retention basin? Or if they fall through ice if the basin is frozen? **Chuck will email insurance company for information.**
  - **Insurance Coverage Questions:**
  - Hold Harmless coverage
  - Retention Basin if someone falls in retention basin ?
  - Vandalism or storm/wind damage to retention basin solar panel?
  - Get information in writing and include a copy for Villa BOD

#### 5) **New Business:**

- a) \$2,800.00 – Perfectly Edged – October 4 weeks at \$700.00; **Mike moved to approve; Mindy seconded; carried 4-0**
- b) \$1550.00 - Perfectly Edged fertilization application; **Mike moved to approve; Jon seconded; carried 4-0**
- c) \$71.58 – Chuck Marsonette – equipment rental for digging trench retention basin; **Mindy moved to approve; Jon seconded; carried 4-0**
- d) \$31.13 – Mike Johnson – repair chlorine valve; **Mindy moved to approve; Gayle seconded; carried 3-0**
- e) \$34.50 – Jon Simcoke – Round up for common ground/pool weeds; **Mike moved to approve; Mindy seconded; carried 3-0**
- f) \$191.00 – Taxes 2 ;**Mike moved to approve; Gayle seconded; carried 4-0**
- g) \$73.00 – Taxes; **Gayle moved to approve; Jon seconded; carried 4-0**
- h) \$8,962.72 Linne (aeration system Retention Basin);Special Assmt Account: **Mike moved to approve; Jon seconded; carried 4-0**
- i) GCOW: Write a Policy GCOW BOD **nonuse** of FB, Expand policy to include all GCOW Committee members, GCOW officers, Candidates for any election- **Mindy & Gayle work on a draft for further discussion on this topic**
- j) Discuss tree pruning and leaf clean up-**Gayle received a quote from JL Contracting.**
- k) Improvements to Entrance Monument landscape areas-**Gayle emailed Betty Stillman - GCOW resident. Betty does landscaping for Golf Course**
- l) Wentzville – **chipping program October 27, 2025-Gayle to send Email Blast to residents**
- m) **Election Committee: GCOW has residents that have volunteered to be on the Election Committee. Meeting will be scheduled for early April to discuss what needs to be done for 2026 election.**

**6) Architectural Requests:**

**7) Report a Concern:**

- a) Chicken coop tarp – 1425 Devonshire County Dr.
  - Chuck to follow up: Chicken Coop letter -. Turn over to city – A copy of the letter from City of Wentzville. **City found issues with the height of the enclosure and the re-inspection said it was approved.**
- b) Request for tree trimming. There are 2 dead trees in a common area behind 1058 SBD that are small trees that are dead. GCOW remove for Limb pick up 10/27. **Due to the weather the days prior to limb/chipping program pick up this wasn't done. Mike & Gayle looked at it again on 11/8 and determined the height of the 2-dead trees needs professional to remove them. Mike is going to check with city to verify if this small belongs GCOW or the Golf Course.**

**8) Special Assessment:**

- a) Pool – work to begin in 2026
- b) Parking lot and walking trail 18 repair spots and then entire trail to be sealed 9/25.
- c) Assessment fee update as of 10-15-25;

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

- a) On going cross training of BOD members

Next Meeting – Monday November 17, 2025

**10) Motion to go to Executive Session: 8:07pm**

- a) Meeting adjourned: 8:27pm **? moved to approve; ?seconded; carried ?????**

**Meeting Attendees:**

Rose Houghton  
Beth Coleman  
Bill Faughn  
Jan Klauba  
Mike Pailer