

GCOW Community HOA Board of Directors

MEETING MINUTES

May 21, 2025 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order: 7:00PM

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

Absent:

1) Approval of Meeting Minutes:

- a) 4/16/25 Meeting Minutes – Mindy moved to approve; Gayle seconded; carried 5-0
- b) 4/16/25 Executive Session – Mindy moved to approve; Jon seconded; carried 5-0

2) Approval of Monthly Reports:

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

3) Committee Reports:

- a) DCCR/Bylaws – Chair, **Rose Houghton**/Gayle: *on hold*
- b) Election- Chair, Judy Stein/Mindy: no current activity
- c) Finance- Chair, **TBD** /Gayle: **waiting for response from Kelly Barban to chair**
- d) Grounds- Chair, Kirk Smith/Jon: **See Old Business**
- e) Retention Basin (Pond)- Chair, Mike Pailer/Jon: **Mike Pailer requested approval to purchase and use hydraulic cement to seal cracks \$30.00** – Gayle moved to approve; Jon seconded; carried 5-0
- f) Pool- Chair, Gayle Smith/Gayle: **Clean up Day May 11, 2025**
- g) Social- Chair, Trina/ Callie:

4) Old Business:

- a) HOA Dues –
 - i. 2025 – 28 accounts not paid
 - ii. 2024 – 2 accounts not paid. Accounts turned over to Attorney for collection – liens filed on both accounts. **Auction sale of one of the properties was scheduled for 3/13/25. No Update.**
- 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 will work 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.
- 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) Mike Pailer requests GCOW BOD to vote on moving forward with the modifications to the Retention Basin drain, estimated cost to be \$200-\$250. **Add keep off signs. Gayle moved to approve; seconded; carried 5-0 - completed**
- g) Schedule Backflow test – **scheduled 5/28**

5) New Business:

- a) **Pool Clean up – day May 11**
- b) **Social Gathering at the pool after pool closes at 8pm, hosted by GCOW -to be scheduled**
- c) **Hepperman development project and impact to GCOW- need to mark off based on map and see what property is impacted**
- d) \$2800.00 – Perfectly Edge – Mowing for April 7, 14, 21, 28 – Mike moved to approve; Mindy seconded; carried 5-0
- e) \$30.96 – MW Pools – PVC Plug/Screws 3/20/25 – Mike moved to approve; Gayle seconded; carried 5-0
- f) \$16,134.00 – MW Pools – Contract payment due 6/15 – Chuck moved to approve; Mike seconded; carried 5-0
- g) \$2053.17 – MW Pools – Pool repairs 3-leaking Pentair hi flow multiport tops. 1 leaking backwash sight glass, 1-filter – Mike moved to approve; Chuck seconded; carried 5-0
- h) \$171.64 – GGI WW – Yard signs stakes for Assessment Meeting – Chuck moved to approve; Mindy seconded; carried 5-0
- i) \$265.16 – Mike Pailer – Retention basin storm drain work to reduce water flow – Mike moved to approve; Gayle seconded; carried 5-0

6) Architectural Requests:

- a) 256 Green Summit Dr -enclose deck -approved
- b) 418 Wind Creek Dr – fence (no documents received)
- c) 419 Wind Creek Dr- waiting on closing for buyer to receive paperwork

7) Report a Concern:

- a) Retention Basin – several emails concerned about algae
 - i. Discussion on moving forward with a Special Assessment and the Aeration system specifically.

8) Special Meeting – Assessment -Schedule a meeting for Resident to attend at the Pool parking lot to discuss and vote on special assessment.

- a) Current estimates are as follows:
 - i. Asphalt - \$32,000 – **Jon will review w/contractor to reduce this bid. Contractor will not reduce price. Bid does not include re-painting of parking lot lines. Jon will call and get clarification about sealing the walking trail.**
 - ii. Retention basin - \$20,000
 - iii. Pool resurfacing - \$25,000 **(we will have a more accurate bid on 3/27) – Waiting on one more bid and Gayle will call Bistate for estimate.**
- b) Review updates on Special Assessment requirements:
 - i. Discuss & vote to move forward or not
 - ii. Decide what items qualify & \$ amount
 - iii. Schedule ‘Special Meeting’
 - iv. Provide Pro’s & Con’s for residents

9) GCOW BOD will provide a retention basin update by 6/9 and an assessment update by 6/15.

- i. **Residents in attendance asked about using Reserve Funds for aeration system prior to the special assessment meeting**
- b) Discuss special assessment that would include pool resurfacing, parking lot asphalt, walking trail, retention basin. Special assessment amounts to consider are \$85 x 480 = \$40,800 or \$100 x 480 = \$48,000.
- c) Retention Basin
 - i. **Solitude Lake Management Keeton Solar Aeration System \$12,076.00 – complete installation w/2 yr warranty**
 - ii. **Aquatic Control Solar Aeration bid \$11,920.22 – electric work not included**
 - iii. **Linne Industries bid \$16,858.24 (2024) – post holes and trench for hoses not included, 25 yr warranty on solar panel, 2 yr warranty on everything else. It would need flat spot, no electrical tubing.**

***Option 1 & 2 would both require fencing, would have exposed tubing.**

Mike P would dig holes required. Option 3 is Mike Pailer’s 1st choice.

10) Projects Spring 2025 to be addressed:

- a) **Pool end of 2024 year to do’s, if budget allows (Gayle to verify work done)**
 - i. **Underwater lights are out need to be 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. **Before next pool season 2025: 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.**

- iv. Received contact name for caulking needs, not in budget for 2024, **may be able to get in 2025 budget and do fall 2025 (Mike)**
 - v. **Consider switching to a saltwater pool?**
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- b) On going cross training of BOD members
 - c) 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 – June 18, 2025

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

13) Meeting adjourned: 8:51pm – Gayle moved to adjourn, Chuck seconded

Meeting Attendees: