

GCOW Community HOA Board of Directors

Meeting Minutes

February 18, 2026 7:00 PM – Cuivre River – Wentzville, Missouri

Meeting called to order:

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

Absent: Chuck Marsonette

1) Approval of Meeting Minutes:

- a) 1/21/26 Meeting Minutes – **Mindy moved to approve; Mike seconded; carried 4-0**
- b) 1/21/26 Executive Session– **Gayle moved to approve; Mike seconded; carried 4-0**
- c)

2) Approval of Monthly Reports:

- a) January 2026–Treasurer's Report- **Mike moved to approve; Gayle seconded; carried 4-0**
- b) January 2026– Financials- **Chuck moved to approve; Mike seconded; carried 4-0**
- c) January 2026--Special Assessmentt Account-
Mike moved to approve; Gayle seconded; carried 4-0

3) Committee Reports:

- a) DCCR/Bylaws – Chair, Rose Houghton/Gayle: **change to April 2026-**
- b) Election- Chair, Mindy Gaeng: April 2026 -Communication & schedule meeting, Lynn Collumbien, Lee Wortman, Jan Klauba have agreed to be on Election Committee
- c) Finance- Chair, Kelly Barban/Gayle: **Kelly Barban reviewed February financials**
- d) Grounds- Chair, Kirk Smith/Jon: Topps Asphalt follow up Spring 2026 -agreement letter rec'd, **Jon/Mike to schedule follow up and mark walking trail**
- e) Pool- Chair, Gayle Smith/Gayle: **New plaster started 2/17/26- have samples of Plaster color & Tile for edging, Extra tile to be ordered for future repairs. Gayle to have water turned off due to colder weather forecast. _Water bill to Special Assessment account**
- f) Social- Chair, Trina/ Callie: Email sent to residents asking for volunteers 1/20/26-**No replies- add to communication in April for Volunteers**

4) Old Business:

- a) HOA Dues – GCOW attorney has taken steps in collection process
 - 4-delinquent accounts from **2025**
 - 2 accounts from 2024 (1-account in contact with attorney) **Filing lawsuit for 1 account date:4-1-26**
- b) Insurance Coverage Questions: Charlie Weeks volunteered to help with getting the answers on Insurance. **Gayle was able to get in contact with Agency and scheduling a meeting with them. Chuck contacted the Rep who responded to Gayle inquiry. Chuck said he would do the follow up with new Agent.**
 - 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
 - Liable if minor / adult falls into to retention basin or falls through ice

- c) Improvements to Monument landscape areas- Resident Betty Stillman -emailed & will schedule a meeting. **Gayle -emailed Betty / Im for her (March)**
- d) 1016 Silo Ridge Ct- complaint where the equipment damaged her sod. Trees were removed on October 17. **-Gayle to contact Ramos Landscaping for bid for Spring 2026 work**
- e) Signs for Walking Trail -Mike P has and will install as weather permits. – **Ordered 3/11/26 and Chuck is picking up**

5) New Business:

- a) \$60,099.08 Schilli Plaster payment (Special Assessment Account) due 2-15-2026-
Mindy moved to approve; Gayle seconded; carried 4-0
- b) \$16,050.00 from Operating account to Special Assessment Account for Special Assessment deposited that were credited to Operating account-**Mike moved to approve: Minday seconded: carried 4-0**
- c) \$9,240.00 to Operating account from Special Assessment for the down payment to Linne for Aeration System- **Mindy moved to approve; Gayle seconded; carried 4-0**
- d) \$90.00 Gene Doer legal advice-
Mike moved to approve: Minday seconded: carried 4-0

6) Architectural Requests: NONE

7) Report a Concern:

- a) Residents with concerns about kids on bikes and motor bikes hanging out in the streets-
resident should contact the police non emergency line as the streets are a city issue
- b) Kids trespassing on residents' property (**advised residents to put a sign in yard**)

8) Special Assessment:

- a) Pool- Schilli Plaster- work began February 17, 2026 -**Mike to contact the Project Manager, Gayle provided the contact information Keith**
- b) Parking lot – Topps Asphalt has agreed to readdress the cracks on the walking trail still remaining Spring 2026- **Jon to schedule this work**
- c) Late Fees on Special Assessment – Delinquent accounts send paper invoice -**done 3-1-26**
- d) Volunteers to seal the pool parking lot Spring 2026- **Jon/Mike to schedule volunteers for Sealing the Parking lot**
- e) Residents that haven't paid the Special Assessment approx. 100 residents, totaling over \$40,000. Recommend borrowing \$15,000 for Reserve Account needed for payment to Schilli Plaster. **Mike moved to approve: Chuck seconded: carried 4-0**

9) Questions or Comments: NONE

10) Projects & Follow ups 2026 to be addressed:

- a) On going cross training of BOD members
- b) Social Gathering at the pool after pool closes at 8pm, hosted by GCOW – **Tabled till spring 2026**
- c) Jon continues to work on killing tree stumps to prevent growth in the common ground,

- d) Recommend Table this item: 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

Next Meeting scheduled in 2026–

March 18

April 15

May 20

June 17

July 15

Motion to go to Executive Session:7:29pm

Meeting adjourned at: 7:33pm

Meeting Attendees: Rose Houghton