

## GCOW Community HOA Board of Directors

### MEETING MINUTES

**December 19, 2024 7:00 PM – Cuivre River – Wentzville, Missouri**

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

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

**Absent:** Chuck Marsonette

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

- a) 11/21/24 Meeting Minutes – Mike moved to approve; Jon seconded; carried 4-0
- b) 11/21/24 Executive Session – Mike moved to approve; Jon seconded; carried 4-0

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

- a) November 2024-Treasurer's Report – Mindy moved to approve; Gayle seconded; carried 4-0
- b) November 2024-Financial Report – Mindy moved to approve; Jon seconded; carried 4-0

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

- a) DCCR/Bylaws – Chair, Alice Foster/Gayle: *on hold*
- b) Election- Chair, Judy Stein/Mindy: no current activity
- c) Finance- Chair, Alice Foster/Gayle: **reviewed the financials for November 2024**
- d) Grounds- Chair, Kirk Smith/Jon:
- e) Retention Basin (Pond)- Chair, Mike Pailer/Jon: **see Old Business**
- f) Pool- Chair, Gayle Smith/Gayle: **Closed for season**
- g) Social- Chair, Trina/ Callie:

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

- a) November 2024 -\$3,503.84 turned over to Attorney for collection- **liens filed**  
Two residents delinquent for 2024 (\$2467.67), One resident 2023 & 2024 – **GCOW received payment from resident for 2023 and 2024 dues, late fees, attorney fees. Will show on November P & L**
- b) 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. **11/21 update - Mike emailed the adjuster 3 times with no response. Mike will call the agent to try to reach the adjuster. 12/19 update – Mike spoke with adjuster and the adjuster met with the contractor and we will receive a report.**
- c) Discuss requesting city to install a speed dip on Golf Club Drive – **11/21 update - Chuck will find out what permits are required. 12/19 no update.**
- d) Question on tree stumps in common ground, Jon volunteered to schedule help to drill holes in tree stumps and use Epson salts to decompose (Jon) – **11/21 update – Jon worked on 3 of the stumps around the retention basin and will continue to work on other stumps. 12/19 update – Jon will work on as weather permits, Mike Pailer is available in February 2025 to help if needed.**

- e) Chickens (Backyard) – Policy that the HOA BOD can put in place to help keep all residents happy if neighbors have a chicken coop. **Final version to be presented next month. 12/19 no update.**
- f) Retention Basin – **Mike Pailer to get a second bid on his recommendation to have an aeration system installed in the retention basin. Charlie Weeks volunteered his time to help with installing a barrier to control the drainage of water, to save the money required to hire an Engineer, Chuck M will be the volunteer from GCOW BOD on this project and will follow up with Mike Pailer. 12/19 update – Mike Pailer met with Charlie Weeks and discussed a plan that would control the outflow of water. Chuck M didn't make the meeting. Mike Pailer contacted the City of Wentzville again, and he said the city recommends contacting an engineer for a formal survey. Mike will submit a request to the BOD to send out to the GCOW residents asking if we have a resident that is an engineer that would volunteer their services to perform the survey. Mike Pailer also stated that he researched solar aeration systems and approx. cost is \$15,000 and up.**
- g) Consider in 2025 adding Aerator system to help with problems, would require special assessment, see attachment - 2025 Budget discussions.
- h) Deed small parcels of land to homeowners, notification will be made to homeowners in advance – **Deeding of common ground 226 Paddington needs additional research. 12/19 no update.**
- i) Fred discovered this damage at Dog House 5 this week. Villa BOD assumed damage was caused by Perfectly Edged (Travis) is responsible. Villa BOD expects GCOW to pair for repairs. GCOW replied to Villa BOD that there was any evidence who damaged this dog house it could have been a Golf cart, or running bike/scooter into it, kids climbing on it, and the damage looks old. **Board proposed to split the cost of this repair as there is no proof of how damage happened. Villa BOD Charlie Weeks didn't accept this and said the Villa BOD will invoice GCOW and assume GCOW will do the right thing. 12/19 no update.**
- j) Three options for common ground clean up bids: **EMAIL Vote 11-25-24 GCOW BOD approved:**
  - I. 3,000.00 Leaf Clean Up, Blow out of all beds and cut down grasses at entrance and limb up trees & remove extra growth on trees around the retention basin. (Same as 2023). Final winter clean up & mow.**
  - II. \$750.00 Trim all bushes around the pool area**
- k) Request to drop a dead tree at 16 Silo Ridge Ct. **Discussion as to who is responsible for the tree removal. VGCOW got a bid from Hansen Tree for \$695.00 dropping the tree in GCOW Common ground, not removing it. VGCOW didn't discuss with GCOW and GCOW doesn't agree with plan. Emailed Villa BOD after contacting GCOW attorney and MO law says dead or decaying tree limbs or tree falls homeowner who property the tree is on is responsible. Villa BOD responded that they don't read the law to state this and disagree with MO law. 12/19 update – GCOW attorney will be in contact with homeowner, no further contact with Villa BOD on this matter.**

## 5) New Business:

- a) Invoices to be approved:
  - i. \$1,350 – Perfectly Edged – Mike moved to approve; Jon seconded; carried 4-0
  - ii. \$6.58 – St. Charles County (tax – Wind Creek) – Mike moved to approve; Mindy seconded; carried 4-0
  - iii. \$71.23 – Jon Simcoke – Mike moved to approve; Mindy seconded; carried 3-0
  - iv. \$200 – Trina Vazquez (Santa visit to GCOW) – Mindy moved to approve; Gayle seconded; carried 4-0
- b) 2025 Budget – Proposal to move additional income earned not part of the HOA dues to the reserve fund and use in 2025 for retention basin drainage improvement, and asphalt work. **Move \$12,000 to reserve fund** – Mike moved to approve; Jon seconded; carried 4-0
- c) BOD email vote 12/3/24 to approve 2025 HOA dues increase 5% to \$274.00- and 5 residents that are grandfathered for opt out increase to \$189.00
- d) 1425 Devonshire County Dr. – new structure on property. Mike will check in with resident to confirm what the structure is.

**6) Architectural Requests:**

- a) 123 Kelcross – request for approval for new deck. **Mike will review and respond.**

**7) Report a Concern:**

- a) Charlie reported that Perfectly Edge blew mower debris into villa backyards. **Gayle will discuss with Travis and Gayle & Mike met with Charlie Weeks 11/25/24.**
- b) 1454 Devonshire County Dr. – trailer parked in grass area next to driveway. Violation letter sent 12/2 and trailer has been moved. **12/19 update – Resolved.**

**8) Projects:**

- 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)**
- b) Consider in 2025 adding Aerator system to help with problems, would require special assessment, see attachment -**Table till 2025 Budget discussions**
- c) On going cross training of BOD members

**9) Questions:** No questions from residents.

Next Meeting – January 15, 2024

**10) Motion to go to Executive Session:** – Mike moved to approve; Jon seconded; carried 4-0

**11) Meeting adjourned: 7:51pm**

**Attendees:**

**Mike Pailer**

**Rose Houghton**

**Erin Lueck**

**Kathy Leuck**