

## GCOW Community HOA Board of Directors

### MEETING MINUTES

**October 17, 2024 7:00 PM – Cuivre River – Wentzville, Missouri**

**Meeting called to order: 7:04pm**

**Roll Call:** Mike Johnson, Gayle Smith, Jon Simocke Chuck Marsonette (via Zoom)

**Absent:** Mindy Gaeng

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

- a) 9/18/24 Meeting Minutes- Mike motion to approve, Jon second, carried 4-0
- b) 9/18/24 Executive Session- Mike motion to approve, Chuck second, carried 4-0

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

- a) September 2024-Treasurer's Report- Chuck motion to approve, Jon second, carried 4-0
- b) September 2024-Financial Report- Gayle motion to approve, Jon second, 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 September 2024**
- d) Grounds- Chair, Kirk Smith/Jon:-
  - a. Fence on Golf Club Dr -has been completed**
- 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: **Halloween Decorating Contest for all homes**

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

- a) July 2024 -\$3,503.84 turned over to Attorney for collection- **liens filed**  
(3)- residents delinquent for 2024 includes 1-resident 2023 & 2024
- 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. **Mike talked to the Agent and Adjustor on the scheduled follow up inspection.**
- c) Discuss requesting city to install a speed bump on Golf Club Drive- **Chuck will continue to work with the city officials on this request.**
- d) Golf Club Dr. white fence – power washing – see Bids, **COMPLETED**
- e) Monument - have landscape edging & rocks around the monument to improve appearance- **APPROVED 9/18/24**
- f) Removal of dead tree that has started to fall in Common Ground behind 1029 & 1031- (actually behind 16 Silo Ridge Ct) **GCOW VILLA BOD has agreed via email 10/18/24 that**

**the dead tree is on the property owners land and GCOW BOD is no longer involved in this tree removal.**

- g) 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)-**email blast sent to all residents asking for Volunteers to help.**
- h) Chickens (Backyard) – Policy that the HOA BOD can put in place to help keep all residents happy if neighbors have a chicken coop. **GCOW BOD to approve the Chicken Policy and once approved it will be posted on GCOW Website**
- i) **Discussed the aeration system: Chuck contacted Mike P about a second bid. Mike Pailer talked with an Engineer and estimated bid \$8500.00 to evaluate the retention pond and provide recommendations. To add sonic mapping \$1100. Suggestion to rock the south edge. The BOD agreed to work on options to improve the condition of the retention pond.**
- j) Consider in 2025 adding Aerator system to help with problems, would require special assessment, see attachment - 2025 Budget discussions

## **5) New Business:**

- a) Invoices to be approved:
  - i. \$3,375.00 Peferctly Edged Lawncare-Mowing 5 weeks-Mike motion to approve, Jon second, carried 4-0
  - ii. \$240.00 Automatic Rain Winterization common grounds, monument- Mike motion to approve, Jon second, carried 4-0
  - iii. \$150.00 Social Committee Halloween decoration contest prizes- Jon motion to approve, Mike second, carried 4-0
- b) Next steps to deed small parcels of land to homeowners, notification will be made to homeowners in advance (**Gayle and Mindy started working on this and more information is needed on 226 Paddington, it was determined this property at 226 is 14,000 sq ft and is identified as mititgated land, further research is required**)
- c) **ELECTION RESULTS**
  - a) Charlie Weeks withdrew his request to review the election paper ballots.
  - b) Judy Stein & Election Committee confirmed Election results were accurate
  - c) GCOW BOD had an email discussion and elected officers:
    - a. President: Chuck Marsonette
    - b. Vice-President: Mike Johnson
    - c. Treasurer: Gayle Smith
    - d. Secretary: Mindy Gaeng
    - e. At Large: Jon Simcoke

## 6) Architectural Requests:

- a) 301 Westwinds Summit Dr – request approval to replace existing deck area with new decking, new lattice and new stair stringers. Will maintain original deck size/shape. No permit required by city. Mike motion to approve, Jon second, carried 4-0
- b) 123 Kelcross resident requested process to add deck- waiting on documents from resident.

## 7) Report a Concern:

- a) Sewer Electrical line cap-broken -Chuck to call Travis (**Chuck and Mike will follow up**)  
**Did Jon resolve ???**
- b) Resident asked if they could dispose of their yard waste 2x's per year several bags spring and fall. **GCOW Lawncare pick up isn't for residents to use unless cleaning up common ground, Gayle will write a policy to be on the GCOW website.**
- c) 16 Silo Ridge Ct, dead trees in common ground or on residents property- determined on residents property see Old Business notes.

## 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 2024 budget and do fall 2024 (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:

Next Meeting – November 21, 2024

## 10) Motion to go to Executive Session :

## 11) Meeting adjourned: 8:15pm

Fred & Marlene Dean  
Charlie Weeks

Judy Hinkle  
Gene Roessler

Wayne Scheipeter

Mike Pailer