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From Notes, No Recording

PROPERTY OWNERS MEETING
March 18, 2017
Transcribed by Carole Seyfarth

Meeting was called to order by **Bob Wartenbe**, Chairman, at 10:00 a.m.

ROLL CALL: Cliff Wachter, Mike Casey, Bob Wartenbe, Kim Curtis, Pete Passiglia, and Mark Warren. Jeni Margherio, Randy Rickerman, Curt Tary, and Don Sobocinski were absent and excused.

Ron Frohmann said the prayer. **Zella Pope**, Property Manager, was absent due to illness.

COMMITTEE REPORTS

Maintenance: Mike Casey, Committee Chair

It was announced the chart for the 2017 Paving Plan was on display. More roads have been added to the original plan and the beach parking lot, pool lot, and part of the boat ramp area and parking area would be paved. **Bauman** will be doing the paving this year and will begin on the parking lots as soon as possible. The road grader will be traded in on a new Caterpillar skid steer with 5 attachments. Part time help will be hired for the grass cutting. **Brian Friese** and **Steve Young** will be taking training to get their Class A CDL license to drive the dump truck. The new lights are up at the beach and boat ramp area.

Administration: Jeni Margherio, Committee Chair

Treasurer Report: Jeni Margherio, Committee Chair

Reports given by Kim Curtis

The audit report due for February will be delayed. Current YTD income as of January 31, 2017 is \$983,248. It is below the projected income due to many who hold off paying until May. Total expense YTD \$241,537, leaving a net balance of \$741,711. There is \$200,000 in a money market account at Regions Bank to be used later and \$45,000 in a CD at Belgrade Bank from property sales in Goose Creek. Fiscal year ending November 30, 2016 shows income of \$1,601,784; expenses, \$1,455,271; net balance of \$146,513. Trustees have been unable to contact suppliers of bids for the heating and cooling system for the Recreation Hall. They are still accepting bids and are preferring an outside system with new duct work which will be more efficient and quieter. **Kim** reminded

everyone of the new fees that have been set for disposal of larger items, appliances with or without refrigerant, tires, etc. Property owners should tell security or the office if they have these types of items for disposal and the fee will be added to their account. The fee needs to be paid before they will be allowed to vote. Part time help is needed for all departments and the pool.

Security: Pete Passiglia, Committee Chair

The contract has been signed with Waste Management. There are plans to redo the dumpster area and Waste Management has an on site person who will meet with Goose Creek to help with a plan to make the area safer and meet laws for containment of trash. The plan is to recess the dumpster area to make it easier to get trash in the dumpsters and remove and replace them in that area. Security has hired a few rovers and are taking applications for another commissioned officer. Cameras are up and running in the beach area and can be monitored from the guard office. Lightwave needs to add items to allow the recordings to be viewed from the guard office. The work should be completed next week. Security has retrieved some stolen items which have been returned to the owners.

There have been some complications with security personnel attaching boat and ATV stickers as some previous stickers have been caught going on other items improperly last year. An area will be set up in front of the maintenance building on Memorial Weekend for security to attach stickers or they can be attached at the owners lot by special request. Property owners are to be sure they have current Missouri numbers attached to their boats before stickers will be attached. **Bob** encouraged property owners to get their stickers before the first holiday to avoid delays over the holiday. **Sarah** will announce a date for property owners to bring their boats to the boat dock to have stickers attached if there is no way to get the boat to the guard office. It will be in early May. Please sign up prior to that date in the office. One paper goes to the property owner and one is kept in the Goose Creek files.

Permits: Mark Warren, Committee Chair

They have been averaging 300-600 permits per year and the new Permits Inspector is **Mindy Herrod**. Her responsibilities are to ensure sites are marked properly when visited, involvement with land acquisitions and sale of lots, working with DNR and the EPA, and other core items. She is doing a good job. Permits for 2016 included campers, carports, concrete work, culverts, excavations, rock/gravel, informational permits, and sheds. Stickers for boats in 2016 were 2,187; 2017, 340 to date with 64 to be applied. ATVs for 2016 were 2,134; 2017, 694 to date with 80 that need to be installed.

Lake and Beach: Mark Warren, Committee Chair

An order for fish has been placed and includes the same amount and type of fish as last year. The vendor will call a day before delivery to be instructed on how and where to put the fish. The order was for 30 grass carp, 1,800 catfish, 400 blue gill, 500 crappe,

1,000 raiders, and 200 bass.

**Land Acquisition: Randy Rickerman, Committee Chair
Bob Wartenbe gave the report**

There will be a sale on lots from May 5-15. Reduced prices offered on access lots and adjoining lots. Strong interest has been shown concerning the sale due to the improvement in roads. **Cliff** asked for help for the Linda Friese Kids Fishing Tournament to be held on May 27 from 10:00 a.m. to 3:00 p.m. He would like to have patches made for the children .

MOTION: Cliff Wachter made a motion to get a price for patches and have them made for the kids fishing tournament. **Mike Casey** seconded the motion and the motion was passed unanimously by a voice vote.

Donations are needed for prizes. **Brian** said a lot of the clubs have donated \$600 and the Goons donated \$1500 for the kids fishing tournament. Forty people will be needed from start to finish and the flyers are displayed. Kids are asked to report at the pond by 9:30 a.m.

Election Committee: There will be an election at the fall Property Owners Meeting to elect 3 new trustees and possible Covenant changes. Information will be sent out by mail before the meeting.

Long Range Planning: The March and April meetings will be held on the 4th Monday of the month at 6:30 p.m. in the conference room. Anyone is welcome and their work is to make plans for 5-10 years out concerning issues such as centralized sewer systems.

Beautification Club: Aluminum cans are still being collected and thanks to the PUB can collection has been very successful. They collected 4800 lbs. in cans last year which means they were not hauled out in the trash. The club does planting, adds mulch, repairs signs, adds blocks, etc. They will clean a portion of Highway Y on Monday, March 20th at 10 a.m. Volunteers are asked to meet in the parking lot near Dori's Restaurant. There was a reminder of the St. Patrick's corned beef and cabbage dinner and the dance to be held that evening. The cost is \$12 per person and serving will begin at 7 p.m.

Fire Department: Anyone planning on traveling on Highway WW out of Farmington may need to make note of road closures to install culverts and make alternate plans. Elaine Gannon has agreed to talk to the highway department about installing a flashing light at the entrance to Goose Creek again. Due to some sizeable grants, the fire department has been able to purchase a propane generator for backup during a power shortage, wildfire land gear, new bunker gear for the fireman and other needed items. Property owners were reminded to replace the batteries in their smoke detectors and replace the smoke detectors if they are over 10 years old. Two fireman completed Ice Rescue Training.

PROPERTY OWNER CONCERNS

Mike Raftery, Plat 21, Lot 201: He has a concern when property owners turn their property into junky trash lots. There is one on County Line Road that has an old motor home and a lot of trash on the lots. He has turned in numerous complaint forms and has not heard anything. He has asked the office for a phone number so he could call them but was told it is private information and they cannot give it out. **Pete** mentioned paperwork has started on the property and the owner is due to be fined. He is concerned about the tires because of mosquitoes and the EPA has been informed.

Richard Hengst, Plat 18, Lots 45/50: He said his neighbor has a camper that is parked 1 foot from his property line. He recently purchased Lot 50 and the previous owner dug a hole to park a trailer into the hillside. A tree fell on the neighbors property and he proceeded to cut up the tree and dump the cut up tree into the hole on his property. **Sarah** told him to fill out a complaint, which he did on October 6th, and nothing has been done. How long does it take for the Trustees to force the neighbor to do something about the trash that was dumped on his lot? The Trustees said he would probably have to file a civil suit because their hands are tied. They recommended he go to the Recorder of Deeds at the court house and get the owner's name and phone number which is public record. They agreed what the neighbor did was not right. They would have to check the records to see if the previous owner of the lot he purchased gave an easement to his neighbor to park the trailer that close to the property line. They would have to do some research on the issue.

Terri Argast, Plat 4, Lot 9: She said the timber pole in front of their house has been hit 4 times and asked if it would be possible for maintenance to install a new stop sign that could be read at night because the current one does not reflect lights and is not at regulation height. New stop signs have been donated to Goose Creek and they will check on the matter. She asked if reflective tape could also be added to the pole in front of their house.

Sheila White, Plat 2, Lot 170: She asked if property owners do not pay their assessments until May, is a late fee assessed. She was told in the office that no fee is added and it was her understanding, a late fee was added if not paid by January 31st. Someone thought the system was set up to add the late fee in March but will look into it.

Ivan White, Plat 2, Lot 170: He asked if there was a list of qualified contractors who could do the inspections on docks with electricity. The electrician does not have to be certified but is classified as qualified if he does work in the field according to NEC guidelines. **Mike** added there are no codes in St. Francois or Ste. Genevieve Counties.

Bob mentioned Goose Creek has been approved to be allowed to oil goose eggs and they have some volunteers who will help.

Bob Reeves, Plat 6, Lot 1: Someone asked him what was done with the old bunker gear used by the fireman when it is replaced. He said when grant money is used to

replace the equipment, the old equipment has to be destroyed and cannot be used by another fire department according to Federal Statutes. It can be used by a college for training use only and is not to be used to go into a building to fight a fire.

Randy Terry, Plat 17, Lot 128: He wanted to thank Sam Sutton and Melissa for the job they did with the Girl Scouts in telling them how to do inspections in their home and develop a fire plan in case of a fire in the home. Sam put on a great show for the kids and he provided some wonderful information. There is also a Girl Scout cookie booth set up at the front gate.

MOTION: **Kim Curtis** made a motion to adjourn the meeting and **Cliff Wachter** seconded the motion. By voice vote, the vote on the motion was unanimous.

Mike Casey, Secretary