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GOOSE CREEK LAKE TRUSTEES MEETING

October 14, 2017

Transcribed by Carole Seyfarth

ROLL CALL: Mark Warren, Jeni Margherio, Pete Passiglia, Kim Curtis, Bob Wartenbe, Mike Casey, Lynne Angle, Tom Martin, Steve Folle, and Randy Rickerman, Alternate.

Reminder: Meeting is being recorded, be courteous and hold all comments until the end of the meeting. There is a sign up sheet at the podium for anyone who wishes to speak.

Mickey Bange said the prayer.

MOTION: **Mike Casey** made a motion to approve the minutes from the Trustees Meeting on September 9, 2017. **Kim Curtis** seconded the motion and the motion passed by a voice vote.

NEW BUSINESS

It was announced the new members were seated on the Board. Election of new officers were made as follows: **Bob Wartenbe, Chairman; Kim Curtis, Vice-Chairman; Steve Folle, Secretary; and Jeni Margherio, Treasurer.**

Committee Chairs are:

Administration: Lynne Angle
Maintenance: Mike Casey
Security: Tom Martin
Land Acquisition: Lynne Angle
Permits: Steve Folle
Lake and Beach: Pete Passiglia
Pool: Kim Curtis
Fine: Mark Warren

COMMITTEE REPORTS

Maintenance: **Mike Casey** mentioned they hauled dirt to finish off some edges of the asphalt at the boat ramp. More dirt and gravel will be hauled to wrap more edges and he asked if anyone is seen driving across the edges, please ask them to stop or report it to security. The paving has been completed for this year and they have started working on

the new plan for 2018.

Administration/Treasurer: **Jeni Margherio** announced again a new bookkeeper has been hired and has accomplished much in the two weeks since he has been hired. The Balance Sheet is currently balanced, some internal controls have been set up on a daily basis for the activities that are done up front. Receipts are balanced with the money that is collected up front and will eventually tie into the bank statement. Proof of cash has been done from July to September to ensure all cash transactions have been reported. A lot of the bank accounts have been reconciled. Some of the amounts were in the wrong accounts and **Steve** has gone back and started correcting those amounts and will go back farther when he has more time to ensure everything is in the proper category. Income to date is \$1.5 million; expenses, \$1 million; leaving a net of \$443,000. About 85-90% of the numbers are correct. Eventually after everything is straightened out, they would like to bring payroll back and do it internally which will save some money. **Jeni** asked the Trustees to look over the Warrant Sheet. She mentioned to **Steve** that two months of Verizon bills were on this Warrant Sheet listed as the same month. She would like for them to be allocated into 2 separate months. **Zella** added when she was doing accounts payable the Verizon bill was paid during the same month. Someone asked why Ellen Sanders was given a refund for a violation/fine. It was explained she sold the property and the title company paid the fine up front and Ms. Sanders had also paid it so they refunded her the money.

MOTION: **Mark Warren** made a motion to approve the Warrant Sheet. Motion was seconded by **Jeni Margherio** and was approved by a voice vote.

Security: **Pete Passiglia** reported since winter is starting there have been some thefts of batteries, propane tanks, gas lines, and gas. He asked anyone who is leaving their boat outside to please bring in their batteries and gas lines. He also wanted property owners to report thefts right away to security before putting them on Facebook. A new security person has been hired and he will be cross trained. **Tom** asked if there was any more information concerning the camper fire.

Pool: Closed

Permits: **Mindy** said she took pictures of the camper that burned. **Mark Warren** reported there were 34 permits in September: campers, 2; carports, 3; culverts, 7; excavation, 4; garage/pole barn, 1; informational, 2; decks, 2; rock, 2; septic system, 1; sheds, 7; well, 1; retaining wall, 1; and 1 addition to a home. **Pete** asked about the work that is being done by a property owner at Lake Harper. They are cutting trees down and letting them fall into the lake and some of the material that has been excavated is also washing into the lake. He asked if there were any permits in the area. There is one permit in that area but may not be the same property owner. **Kim** mentioned none of the material is allowed to go into the lake.

Fines: **Mark Warren** reported in October there were 26 trash and violations issued. Two were violations and 24 were for trashy lots. Year-to-date, 52 trash violations have

been closed of 96 issued. Violations in the last month were 7 receiving letters, 2 given a warning, and 1 was issued a fine. Stickers for motorized boats were around 1800, non motorized boats, 195, and ATVs were 1958. All stickers are down some for the year.

Lake and Beach: Nothing at this time.

Land Acquisition: **Zella** reported there had been four surrenders. **Jeni** asked if they would go back and try to get the money owed on the surrendered lots. In the past, people have surrendered their lots to get away from the debt to Goose Creek and then later purchased another lot in Goose Creek. There is close to \$30,000 that is written off for the 4 surrendered lots. **Zella** said they would need to discuss this issue with the attorney as to the legality of trying to recoup the money. There were 4 lots sold last month. If the accounts are turned over for collection, there would be a charge. Some felt they should start a foreclosure process. It was mentioned in the past there was some type of paperwork that could be filed for \$25 against the property owner. **Zella** said some of the surrenders are due to death. Each surrender may have to be handled individually. **Mike** thought they had discussed writing off debt only if it is under \$1,000.

Covenants: **Bob Reeves** said there is nothing new at this time.

VOLUNTEER GROUPS

Fire Department: **Bob Reeves** reported there were 11 calls last month; 8 medical, 2 residential fires outside Goose Creek and one other call. All 13 fire departments in St. Francois County are short firemen during the day. They got called out for a structure fire in Doe Run at 4:30 a.m. because they help out as a mutual agreement to help other departments. The Fire Department will sponsor a Halloween Poker Run on October 28 from 1-4. A prize will be given for the best costume. **Bob** mentioned the use of 911 address signs on property are very helpful. The signs need to be visible at night. Signs can be purchased at the office for \$17 and \$20 for the post. There were two fires in Goose Creek that were suspicious. He asked if maintenance could check the road signs and replace the ones that are no longer there.

POVA: **Norma Grass** announced they would be having a meeting on October 28 at 10 a.m. in the conference room. They will now be held on the fourth Saturday of the month. The Halloween Party for the children, ages 1-12, will be held on October 28th at the Recreation Hall. Chili, hot dogs, and cookies will be served. November 1st will begin the sign up for children attending the Christmas Party on December 9th from 2-4 p.m. She added they will begin the pot luck/game night again on the third Wednesday at 6 p.m. beginning November 15th. **Norma** mentioned she had already turned in the activity sheet for 2018 to the office.

Neighborhood Watch: **Tom Martin** said there have been a few minor thefts. It has been reported to watch out for a red Corvette who has been speeding in Goose Creek. There was a battery stolen from a motor home on Lamplighter Road. The next meeting

will be next Saturday at 9:00 a.m. in the conference room and they need some new members.

GCLA: No report

Beautification Club: No report.

DNF Club: It was announced they would be having a Halloween Party on October 28th in the evening and would be having their annual New Year's Eve Party.

Goons: They will be helping with the purchase of new playground equipment by the fish pond and will also help with the safety, speed limit, and stop signs. **Zella** requested their activity schedule for the newsletter as soon as possible. **Pete** mentioned he had seen an ad that Shapiro Brothers is selling playground equipment at their facility located at Martin Luther King Drive. It is on their website and Facebook.

Mud Dawgs: No report.

Herd of Turtles: Nothing new.

Mike Casey added GCLA and Mud Dawgs have donated numerous signs to maintenance and he thanked them. He would like to request before any group purchases any signs in the future, please contact him or Brian. They have received some signs that are not legal and Goose Creek will be held legally responsible for any accidents due to incorrect signage. Some places that have speed limit signs should be caution signs with a speed.

PROPERTY OWNER CONCERNS

Mickey Bange would like to comment on past liens that have been placed on property if assessments are not paid. Previously, liens were put on all properties if assessments were not paid. There are numerous liens in St. Francois and Ste. Genevieve County. They are trying to get those cleaned up but it is difficult because all records are not good. There were liens put on foreclosure lots and trashy lots. Currently they are not putting liens on property for back assessments. **Jeni** added once the accounts have been fixed, she would like for the new accountant to take care of some of the duties associated with the lien process and clean up of older liens. The cost is \$27 to release any number of liens.

Sandy Frohmann, Plat 15, 26: She told **Pete** they have a neighbor on Robin that doesn't come down very often but he told her about a couple of young men that were problems a couple of years ago. Their father lives on Eagle. The two boys were down recently and it is her understanding that one was taken into custody. He seems to be suffering from some form of dementia. It was told the boys were trying to break into a fifth wheel. The one that was in rehab is back in Goose Creek. **Pete** had no knowledge of the situation. **Dean Morton** said he found them in his garage. It was suggested they take pictures of him and call security. **Sandy** also asked what is being done about

parking on the roads. It is hazardous and causes problems for emergency equipment. **Pete** said this issue needs to be addressed. She asked if there are any plans to fill in the asphalt on Pond. **Mike** said they had discussed this because there is a little money left in the budget for repairs.

Dean Morton, Plat 2, Lot 248: He asked if they had any plans to put up a big map at the Recreation Hall. **Zella** agreed to check on it.

MOTION: **Pete Passiglia** made a motion to adjourn. **Mike Casey** seconded the motion and the motion was approved by a voice vote.

Steve Folle, Secretary

MOTIONS

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