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**GOOSE CREEK LAKE TRUSTEES MEETING**  
**November 11, 2017**  
Transcribed by Carole Seyfarth

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

There was no prayer and it was announced the meeting was being recorded, please be courteous and respectful to others, and property owner concerns will be addressed at the end of the meeting. Anyone wishing to speak, please sign up at the podium.

**MOTION: Pete Passiglia** made a motion to approve the minutes from the October 8<sup>th</sup>, 2017, Property Owners Meeting. **Mark Warren** seconded the motion and the approval was unanimous.

**MOTION: Tom Martin** made a motion to approve the minutes from the October 15, 2017, Trustees Meeting. **Mark Warren** seconded the motion and the motion was approved by a voice vote.

The Fire Department had requested help to pay for the painting of the Firehouse building and the Trustees approved giving them \$1,000 for the painting of Firehouse #1 in the Executive Session.

**CHAIRMAN'S REPORT:** Newly elected Trustees were seated on the Board and the budget will be done on time this year. All the financials and accounts are now in order.

**COMMITTEE REPORTS**

**Maintenance: Mike Casey, Chairman**

A maintenance meeting was held and it was reported that last week they worked on repairing pot holes from complaints that were filed. They are working on a list of culverts that need to be fixed or replaced. Maintenance is cutting brush away from street signs and it was asked that any property owner who sees something that needs to be repaired or brush that needs to be cut, please file a complaint form at the office so it can be channeled to maintenance and acted upon. They are still accepting bids to do the dumpster area and equipment is ready for snow removal.

**Administration: Lynne Angle, Chairman**

**Zella** and **Steve** have been working very hard to get the books up to date. The assessments and winter newsletter will be prepared and mailed by December 1<sup>st</sup>. Everything has been going well in administration. It was reported there would also be a couple of inserts enclosed in the winter mailing. The property owner files are in the process of being updated and they are requesting current information such as billing addresses, phone numbers, updated family list, emergency contacts, information on wells and septic systems, etc. This information will help for planning projects in the future.

**Treasurer's Report: Jeni Margherio, Chairman**

**Steve**, the accountant, has been doing a wonderful job. All the bank records have been caught up to date and reconciled. He has instituted a system of internal controls to tie out records from the front to those in the back of the office. These records should also reconcile with the computer system. This allows for a quicker response time for spotting discrepancies and correcting them in a timely manner. Financial numbers are in the correct spots which will allow for better budgeting. As of the end of October balances are: Revenues, \$1.5 million; Expenses, \$1.1 million; Net balance, \$368,000. Financials are in good order and one of the reasons was, knowing that some of the numbers were not correct or in their proper place, spending was curbed and money reserved. Now that numbers are correct, the Trustees can continue with the process that has been talked about and move forward with projects that have been on hold. Trustees were asked to review the Warrant Sheet. **Pete** had a question about the four sizeable invoices from Midwest Marketing. **Zella** explained it was for merchandise to be sold in the office. **Jeni** said she would be working with **Steve** to make the merchandise an inventory item rather than an expense. **Pete** questioned when they agreed to spend that amount of money on merchandise but they should not be needing any further merchandise in the near future. The amount budgeted for merchandise appears to be excessive and needs to be discussed for next year's budget. While the amount spent on merchandise appears to be high, the inventory was very low and there was income from the sales to cover part of the merchandise purchase. Financials for Goose Creek are in better shape than over the past 10 years. It was thought there was a 40-50 percent profit on the merchandise. **Jeni** mentioned they received their tax return for 2015. Work is being done on the classification for the taxes. They are currently filing form 1120 and should be filing form 1120H. They are also planning to hire a new accounting firm because it has been difficult to get the current firm to work with them. As customers of the firm, response time for information should not be as lengthy and difficult as it has been in the past.

**MOTION: Jeni Margherio** made a motion to approve the Warrant Sheet for October. **Tom Martin** seconded the motion and it was approved by a voice vote.

**Security: Pete Passiglia, Chairman**

He reported they have hired 2 new employees and are still accepting applicants. Last month there were 4 house alarms that sounded, a trailer dumped off, a break-in on Brown

Eyed Susan, camper door open on Sunshine, domestic calls, a side by side stolen and recovered, a wreck on LaRose with no injuries, a manhunt for a man with a gun felony arrest who had outstanding nationwide warrants, and some well being checks. There is a need to upgrade the security system in Firehouse #2 to make it compatible with the information that can be transmitted to the guard shack. They are getting bids and would appreciate any help from the volunteer groups. It was reported he should contact **Margaret Jenkins** from the **DNF Club** because they have money to be used for security purposes and would purchase a new DVR for Firehouse #2 that is compatible with the current system. They need bids for new in and out gates as the ones currently in use are for smaller complexes. The mother board had to be replaced on one of the gates and they are spending too much money on repairs.

**Pool:** Pool is closed.

**Permits: Mark Warren, Chairman**

First permit was **#6684, Plat 2, Lot 174/175, Mr. Hill**. He would like to install a dock from Midwest Dock and has supplied a picture. **Mark** had a question about the picture which showed 120 feet on one side and 18 feet on the other side. He asked if that was from the property line. The owner said the lot is 120 feet from Blue Jay Rd. and 18 feet from adjacent property. The dock is 64 feet overall in length and he has two lots with 202 feet of shoreline. Electric will be added to the dock and the property owner is aware of the requirements to add electricity. There is an existing seawall.

**MOTION: Pete Passiglia** made a motion to approve **Permit #6684, Mr. Hill**, to add a dock to his property as described in the permit. **Tom Martin** seconded the motion and the motion was approved by a voice vote.

**Mindy** asked the Trustees to look at the dock that is being replaced on **Mr. Hill's** property. It is in very good condition with floating barrels and he has sold it to another property owner. A new permit has been filed by the property owner purchasing the dock and needs approval.

**Permit #6702 at 6713 Cardinal Lane** (This property owner is purchasing the used dock from Mr. Hill). A 14 foot ramp will be installed from the property and attached to the 24 foot used dock. There is currently no seawall but the property owner may add one in the future if he feels it is necessary. The dock will be 10 foot from one property line and 48 feet from the other property line. There is 64 feet of shoreline. **Mark** questioned him not having a permit for the seawall. The property owner said he added the seawall to the permit in case he wanted to add it later. The Trustees felt they could approve the dock but not the seawall until they had more precise information. The property owner thought the opportune time to add the seawall would be now because the lake is low. The concern about the seawall is the type of material to be used. He stated he plans to use landscaping blocks. The property is located in a cove with no high traffic.

**MOTION: Pete Passiglia** made a motion to approve the dock being moved to the

property as described on **Permit #6702** as well as the seawall. **Mark Warren** seconded the motion and it was approved by a voice vote.

**Bob** agreed to check on the property to ensure the blocks could be used for the seawall and would not tip into the lake.

Next permit was **#6700** for **Robert French**, who would like to add a carport/pavilion to his property. It would be located 25 feet from the road but only 11 feet from the property line. There is very little traffic on the road and it would not cause an obstruction. There are other buildings that are the same distance from the road. The property is across from the pond on Mid-Meadow which is a dead end road. The variance would be for 14 feet. He cannot move the building further back because of the drop on the property. There are no plans to enclose the pavilion but he would apply for a new permit if he decides to do so in the future.

**MOTION:** **Lynne Angle** made a motion to approve **Permit #6700, Bob French**, for a carport/pavilion with a variance of 14 feet. **Bob Wartenbe** seconded the motion and the motion was approved by a voice vote.

The next item for discussion involved **Permit #6145** which was considered open and **Mindy** did a follow-up. The original permit was approved in August, 2016, for vinyl siding to be added and has not been completed. The property owners states he has not completed the project because there is an issue of how to attach the vinyl siding to the shipping container. He asked if a different type of siding could be used rather than the vinyl. **Pete** felt a pitched roof should also be added to make it look less like a shipping container. It was understood why he chose the shipping container for storage because of the security issue. It was mentioned the shipping containers have always been a concern. It was explained to the property owner that some type of siding has to be added to the container with an addition of a pitched roof. The front of the shipping container also poses a problem because of the way the doors are secured and accessibility. He is asking for an extension and some options were given to him as a solution to the problem. No fines have been issued to date but some felt fines should be issued because of the time that has lapsed from the approval of the permit. Most Trustees agreed it needed to be sided or removed. A variance cannot be given at this time since the permit has already been approved and expired. It was discussed to give him 30 days to complete the siding or have it removed. There is nothing in the letter or original permit stating a roof has to be added. **Pete** felt since it was a different Board that approved the original permit, they need to try to find out exactly what they approved. **Mark** said in his opinion, right now it doesn't have a permit and is in a state where they should be issuing fines. **Mindy** said she reported the issue because she was asked to do a follow-up and the permit extension was good up to August of 2017. The property owner does not have an issue with adding siding but is concerned about how to enclose the front because of the type of door. There is no set standard concerning shipping containers. This issue is a good reason for not allowing shipping containers to be brought in. **Bob** decided the best solution would be to go back over the minutes and get back to the property owner although his letter states he would add siding. No decision could be made today because of the lack of all

information and the permit is over a year and half old with no renewal or extension. The decision was Permit #6145 was expired and gone and is now in the hands of the Fines Committee. It was also felt a new permit would have to be issued within the next 30 days. The shipping container needs to be fixed as originally agreed or removed. A new permit will also require a roof. **Pete** felt a standard needs to be set for shipping containers to be allowed in Goose Creek.

**Fines: Mark Warren, Chairman**

The number of fines year to date are 125 that have been cited, 48 received fines, and 60 have been closed. There was a violation that was issued within the last month for a wrong culvert and the property owner was issued a warning. The committee met on the first Saturday of November and will meet again the first Saturday of December to discuss any violations. Some of the office personnel are taking care of a lot of the work the Fines Committee did previously and then reporting it to the Fines Committee. They are being asked to provide pictures on anything that is cited or they felt should be cited. The committee will have some oversight on the items presented. If things are being taken care of as the committee deems appropriate, they will continue on the current path.

**Lake and Beach: Tom Martin, Chairman**

The docks and piers by the boat dock area have been inspected and there are a considerable amount of repairs that need to be done. A list has been prepared and pier 5 is in such bad shape it should be considered unsafe and has been shut down. Some of the deck boards need to be replaced and some of the material is no longer available. They have discussed rebuilding all of the docks and possibly adding another or extending the current docks to add more parking. **Tom** said he had talked to **Jason Crites, Missouri Conservation Fishery Biologist**, and a study will be done on the lake in the Spring. Expanding the crappe beds has been discussed as well as introducing some new beds. **Mr. Crites** will be providing some advice on this issue. Stocking of fish will also be discussed. It is felt they are buying fish to feed the fish. All the species currently in the lake except for carp, are self sustaining and reproduce on their own. If the lake is healthy, stocking should not have to be done. The crappe beds should be replenished every 6-8 years.

**Land Acquisition: Lynne Angle, Chairman**

Two lots were sold last month; one for \$800 and one for \$600.

**Election Committee:** Nothing to report at this time.

**Covenants Committee:** **Bob Reeves** asked what the Trustees wanted to do about the status on the Arbitration Board. **Bob** thought they had decided not to consider continuing with that endeavor. When asked about the shipping containers, it was decided there needs to be a different plan than in the past and a standard needs to be set explaining what has to be done.

## **VOLUNTEER GROUPS**

**Fire Department:** **Bob Reeves** reported they had 7 calls last month; 5 medical and 2 fires (one inside Goose Creek and one was a garage in Jefferson County). He actually received a thank you for saving someone's house from being burned. The fire tag collection is at 76.9% participation, the highest ever. He stated the fire department appreciates all the support from property owners. There is a problem which needs a solution concerning the parking in the lot during poker runs. Goose Creek needs to propose some guidelines. No parking should be allowed between Firehouse #1 and the Recreation Hall. Parking on the grass is acceptable. He thanked the Trustees for the donation towards the painting of the Firehouse and presented the Trustees with some paperwork supporting the project. University of Missouri Fire Academy will be coming to Goose Creek to present a training course on March 23 and 24, and April. One course will be structure firefighting and the other will be on natural cover fires. He would like for someone to volunteer a lot for the natural cover fire course. The course will take place on a Friday and Saturday.

**POVA:** There will be a turkey dinner pot luck on Wednesday, November 15.

**Neighborhood Watch:** **Tom Martin** announced there will be a meeting next Saturday. Flags will be supplied for members to put on their ATVs designating them as Goose Creek Lake Watchdogs. **Sarah** had one of the people in Goose Creek talked into going to a homeless shelter in Bonne Terre.

**DNF Club:** They will be having their New Year's Eve Party again this year.

**Beautification Club:** Nothing going on during the colder months.

**Goons:** They will be holding their adult Christmas Party on December 9<sup>th</sup> from 7 p.m. to 1 a.m. There will be a DJ providing music, the cost is \$10 and it is BYOB.

**Mud Dawgs:** Nothing at this time.

**Herd of Turtles:** Nothing at this time.

## **PROPERTY OWNER CONCERNS**

**Dean Morton, Plat 2, Lot 248,** thanked the Veterans for their past service. He added some property owners were complaining about the drop off at the boat ramp. It was explained it is because the water is so low and the pitch of the ramp is incorrect. **Dean** also mentioned the boat ramp at the new beach has a bad drop off on one side. It is something for a discussion in the future. **Dean** addressed the issue of the shipping containers. He said there was a heated discussion when it was first mentioned someone was bringing in a shipping container with a promise to side it to improve the appearance.

They say they will do something but never do and sometimes there is no follow-up. Fortunately, the incident of the shipping container mentioned earlier in the meeting did have some follow-up and it was discovered he did not add the siding during the last year and half as promised. He felt they need to implement something that requires property owners to have their property surveyed before adding a permanent structure. Another problem is the lake being filled in when excavating is being done on lakefront property. There was a question about the efficiency of the new heating system. The one heating/cooling system in the back that has been causing problems in the past is because it does not have enough lead and that issue will be corrected by funneling some of the heating and cooling into the back of the Recreation Hall as well as the restrooms when the new unit is installed.

**Pete Passiglia** made a motion to adjourn the meeting. The motion was seconded by **Bob Wartenbe** and passed by a unanimous voice vote.

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Steve Folle, Secretary

## MOTIONS

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