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**GOOSE CREEK LAKE TRUSTEES MEETING**  
**December 9, 2017**  
Transcribed by Carole Seyfarth

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

A prayer was said and everyone was reminded the meeting was being recorded. Everyone should be kind and courteous. Questions and property owner concerns will be addressed after the reports from the volunteer groups.

**MOTION:** **Tom Martin** made a motion to approve the minutes from the November 11, 2017, Trustees Meeting. **Steve Folle** seconded the motion with yes votes from Steve Folle, Tom Martin, Lynne Angle, Bob Wartenbe, Pete Passiglia, Jeni Margherio, and Mark Warren. Those abstaining were Mike Casey and Kim Curtis because they were not in attendance at the meeting.

**Bob Wartenbe** thanked the Goons for the new LED marquee light that has been placed by the security shack.

**COMMITTEE REPORTS**

**Maintenance: Mike Casey, Chairman**

Equipment is ready for snow plowing this winter. Patchwork is being done and preparation is being done to the surface of the roads that will be resurfaced next year.

**Administration: Lynne Angle, Chairman**

About 90% of the assessment billings have been mailed and the rest would be mailed today. Everyone was reminded the web site is available and contains a lot of information. It is updated on a regular basis. All property owners are asked to update their property owner information on the form that is supplied in the assessment mailing. It contains spaces for vehicle information, emergency phone numbers, family member list, etc.

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

As of November 30, 2017, totals were: Revenues \$1.5 million; Expenses, \$1.3 million; leaving \$83,000 in the account. These numbers should be accurate although they are waiting on a few accruals. New accountants are being selected. The Trustees have discussed foregoing the audit which is used to detect fraud. The cost of an audit compared to a Financial Statement review is sizeable which would save money. A new accounting service would be used to produce Financial Statements and tax returns. **Jeni** explained there is a lot more testing that is done for an audit such as testing accounts receivable and payables. They also look more in depth at transactions and how work is done. The Financial Statement Review is a step down with limited testing. The Financial Statements would be reviewed to check material presented. More detailed testing should not be necessary with items that are currently in place. **Steve** has helped a great deal by getting the numbers in order and setting up a system of internal controls that will take away a lot of the external controls that should have been tested but weren't being done. The budget for the new year has been finalized and approved. Quick Books is now being used for bookkeeping and will be supplying Financial Statements on a fund basis. Year to date budget numbers will also be included which will allow budgets to be compared monthly. A presentation will be done in March at the Property Owners Meeting and should have better data to analyze. Next year's budget includes Revenues, \$1.62 million; Expenses, \$1.5 million; leaving a \$100,000 in the account. This is about average for the past few years. Meetings were held for each committee to do their budgets and another meeting to finalize the budget. Trustees reviewed the Warrant Sheet. The previous accounting firm filed the tax forms late on Goose Creek's behalf causing a penalty with interest to be imposed. Goose Creek short paid the final bill for the accounting firm by \$188. The checks paid to the property owners were for deposit refunds for mailboxes the owner was no longer using. The deposit amount was reduced if the keys to the box were not returned.

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

**Security: Pete Passiglia, Chairman**

Security has been busy this month. Six arrests were made; 5 for warrants and 1 for a break-in. All stolen items were returned or located. People have been reporting gun shots but is due to hunting that is on adjacent property to Goose Creek. Beginning this weekend, they are starting 24 hour roving with both Jeeps being used. More people are needed in security and applications are being accepted. Anyone seeing suspicious activity or camper doors open, please report it to security to help with securing a time frame when activity is being reported.

**Pool: Kim Curtis, Chairman**

The pool is currently closed. The budget has provided for the pool to be opened by

professionals and to have it inspected a few times during the summer.

**Permits: Steve Folle, Chairman**

**Mindy** reported the first item was **Permit 6709** for a dock. The numbers and the position on the dock itself are good but in the material specs it shows a 5 step floating ladder which will be about 7 foot long. **Mark** asked where the ladder would be placed on the dock. If it goes on the end of the dock, it will protrude too far into the lake. The placement is not indicated on the drawing. The property owner was not in attendance to clarify the issue and he is already doing concrete work on the area.

**MOTION: Pete Passiglia** made a motion to table **Permit 6709** until the permit is completed showing the placement of the floating ladder. **Mike Casey** seconded the motion and it was approved by a voice vote.

Next was **Permit 6708, Plat 7, Lot 346, Gary Dennison**, for a variance. He is requesting a 20 foot variance to add a carport on his property off Eads. It is in the first ¼ mile off James on right. That would make the carport 5 foot from the property line. Electric runs on the back side of the property line off Brown Road. The Trustees suggested he get a survey to insure the property lines are in the correct place. There was more discussion on this issue and pictures were reviewed. A twenty foot variance is big when there are no markers for the front property line.

**MOTION: Kim Curtis** made a motion to not allow the variance of 20 ft. to have the carport 5 feet from the property line for **Permit 6708** and he should submit a new plan (will not be charged for a new permit). **Mike Casey** seconded the motion and it was approved by a voice vote.

**Permit #6715, Jordan Astor**, was asking for a 15 foot variance to place a carport 10 feet from the front of his property. His property is on Midmeadow Drive which is a dead end. He has a camper and would like to put an 18 x 30 carport over his camper. **Mark** mentioned he had checked out the property and felt the property owner could go farther back with the carport and it would not require a variance. It would be pinned into the ground and is a metal carport. There are a lot of trees in the way if he tries to move it back farther. The camper is currently 12 feet off the front property line. The camper can remain where it is currently located because it is not a permanent structure. The metal carport could be made moveable. The actual drawing is very confusing. Some did not feel it would be fair to give him a 15 foot variance when they denied the other property owner a 20 foot variance. Most felt the carport could be moved back and not have a variance although there are other buildings on the property.

**MOTION: Pete Passiglia** made a motion to deny the request for a 15 foot variance for **Permit 6715** for the placement of a carport 10 feet from his property line. **Mark Warren** seconded the motion and it was approved by a voice vote.

If **Mr. Astor** comes back with a revised permit, he will not be charged another fee.

It is in the guidelines a structure must be 25 feet from the front property line and if there is workable space they should not be giving variances, especially when they are excessive.

Permits for November were 23: boat docks, 2; carports, 5; culverts, 7; excavations, 3; informational, 2; septic systems, 2; sheds, 2. There was a discussion about repair permits which there was one for the septic tank being over line that had to be moved because the property owner could not get a variance from the neighbor. There was another one on Lakeview, Don's Speed Shop. Both repairs for septic systems were followed up by the County and permits were filed through the County. If a septic system is in violation, notification is sent to Goose Creek for the violation and when it is properly repaired.

**Fines: Mark Warren, Chairman**

There were 14 violations in November provided with letters; 9 were warnings and 4 were fined, and one has not received a letter or a fine because it was recent. Trash lot report year to date; 145 sightings of trash lots; 58 fined, and 78 have been closed. If anyone sees a trashy lot they feel needs to be addressed, file a complaint with the office giving the plat and lot or a 911 address. Taking pictures of the property is very helpful. One of the problems is the difficulty of getting in touch with the property owner and Goose Creek does not have the authority to go on the property and remove trash. Some of the fines exceed the value of the property. A process has to be completed to take the property back. There were 8 surrenders of property last month which are exceeding the number of lots sold.

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

Preliminary bids are being received for dock repairs and it is felt in 5 years most of the docks will have to be replaced. He received a bid for a floating marina type of dock with 20 slips for \$100,000. Replacing two of the pier docks with 120 foot long docks would cost \$30,000 each with concrete decking and new metal structures. That could become an expensive capital improvement. One pier has been shut down because it is unsafe. Improper material was used when the piers were originally built.

**Land Acquisition: Lynne Angle, Chairman**

Three lots have been sold for \$3,900 and there are still a lot more to sell. On the lots that are being surrendered, nothing is lost because the property owner is not paying assessments.

**Election Committee:** There will be an election next year.

**Covenants: Bob Reeves, Chairman**

Trustees asked the Committee to look at some items; arbitration panel, rental property,

boat rental, and using shipping containers for structures. He turned their recommendations over to the Board to make any decisions.

## **VOLUNTEER GROUPS**

**Fire Department:** **Bob Reeves** said they had 18 calls; 9 medical, 3 were fires, 2 brush fires, and 4 miscellaneous. Always check where the wind is blowing when burning brush or leaves and have water nearby. Fire tags for 2017 are over with 73% of property owners who paid assessments purchasing fire tags but the total was only 52% of all property in Goose Creek. Fire tags for 2018 are now due and please fill out the information and make a separate check payable to the Fire Department.

**POVA:** **Norma Grass** announced the Kids Christmas Party would be today from 2-4. Cookies and ice cream will be served and a bag of candy and gift will be supplied for each child. Their next meeting will be on January 27<sup>th</sup> at which time they will plan the Valentine's Dance. The playground equipment for the pond area has been ordered and should arrive in 8 weeks. Volunteers will be needed to help install the equipment. There will be a pot luck dinner on December 19<sup>th</sup>. Bring a covered dish if you can and everyone is welcome.

**Neighborhood Watch:** **Tom Martin** reported there will be no meeting in December and they have fund raising calendars available in the back for \$10 each.

**DNF Club:** They will be having their annual New Year's Party. Cost is \$8.00 per person and \$15 per couple.

**Beautification Club:** **Barb Stepney** said the lights have been put up and look very nice. The new playground set will not be as big as the one by the pavilion but it is brand new where the other one is used. The cost of the equipment is \$9,100 and \$3,000 was contributed by the Goons to help defer the cost. They are closing in on collecting 6,000 pounds of can for 2017. The new Christmas Tree decoration has been put up at Memorial Park and looks very nice. More planters are needed at the pool parking lot to block traffic. Two more should be effective. **Mike Casey** volunteered to work with **Dean Robinson** to move the planters to Goose Creek. He has the necessary equipment. There are plans to enhance the can collecting area to make it look nicer. **Zella** asked **Barb** to submit a donation form for the cost of the playground equipment as they have to account for donations made to Goose Creek.

**Goons:** They thanked POVA for heading up the purchase of the playground equipment. Their members will help to install the equipment and will be able to get more help if it is done on a weekend. Their Christmas Party will be held tonight and requires a \$10 per person admission. There will be a DJ for entertainment. They will be handing out another reward at the end of the month. They donated the LED marquee sign at the entrance. The sign has unlimited support and a 3 year warranty on the sign. The keyboard works wireless to the sign and it will be up and running all year. They will be posting information as needed.

**Mud Dawgs:** No one present.

**Herd of Turtles:** No information at this time.

### **PROPERTY OWNER CONCERNS**

No one signed up to speak at this session. Best wishes for a safe and wonderful holiday.

**MOTION:** **Bob Wartenbe** made a motion to adjourn the meeting. **Mark Warren** seconded the motion and the approval was unanimous by a voice vote.

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Steve Folle, Secretary

### **MOTIONS**

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