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GOOSE CREEK LAKE TRUSTEES MEETING

April 8, 2017

Transcribed by Carole Seyfarth

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

Prayer: Ron Frohmann

MOTION: **Bob Wartenbe** made a motion to approve the minutes from the Trustees Meeting on March 11, 2017. **Kim Curtis** seconded the motion and the voice vote was unanimous for approval.

MOTION: **Cliff Wachter** made a motion to approve the minutes from the Property Owners Meeting on March 18, 2017. **Kim Curtis** seconded the motion and the voice vote was unanimous.

OLD BUSINESS

Kid's Fishing Tournament: **Cliff** obtained pricing for the patches to be given out at the fishing tournament. One price was \$875 for 500 and another was \$575 for 500. Iron on adhesive could be added for 25 cents each but some felt that was not a good idea.

MOTION: **Bob Wartenbe** made a motion to buy the sew on patches at the cost of \$575 for 500. **Randy Rickerman** seconded the motion and the voice vote was unanimous.

The patches will be paid for from the Land Acquisition Fund.

Recorders/Cameras Front Office: Two quotes were received: T & S for \$2,613 including everything and Lightwave, \$3348. A previous motion was made to pay \$1,000 for a cheaper alternative and it was suggested the Board ask a few groups for the \$1600 difference.

MOTION: **Bob Wartenbe** made a motion to ask a few of the groups to pay the \$1600 difference to purchase the better system. **Cliff Wachter** seconded the motion and the voice vote was unanimous.

Margaret Jenkins from the DNF Club volunteered their group to pay for the full amount of \$2613 to purchase the recorders and cameras for the front office and the Trustees could use the original voted amount of \$1,000 for something else.

Chairman's Report: There was a discussion about quiet time in Goose Creek due to several complaints. Some thought there was a set time in the Covenants but it concerns motor vehicles which states quiet time is 12:00 midnight. **Bob Reeves** stated the county ordinance sets a time of 12:00 midnight for any excessive noise. The police will not answer a complaint until after that time. **Bob** asked all property owners to be courteous to their neighbors.

Security Jeeps: **Bob** felt the Jeeps were in need of some clean up. Security personnel said they had the time to clean the vehicles but needed the proper tools and chemicals to do the job. The amount could be \$200 a month with the initial cost of \$350. It was decided to check the pricing at Sam's before logging into a service.

COMMITTEE REPORTS

Maintenance: Bob Wartenbe Reporting

The new skid steer has been delivered along with the extra implements. Paving will begin around the end of April, weather permitting. The paving will also include the boat ramp area, the beach parking lot, and the lot in front of the pool area. When seeing equipment used for the paving, please give them the right-of-way.

Administration: Jeni Margherio, Chairperson

New office personnel have been hired and please have patience until they get properly trained. More help will be hired for the summer. There has been no increase in property owners getting their stickers early. The new safe for the office has been purchased with drop slots. Only 2 people in the office will have access to the safe; the bookkeeper and the property manager. **Jeni** will also have access as the Treasurer and chairperson of Administration. The code for the safe can be changed when necessary.

Treasurer's Report: Jeni Margherio, Chairperson

Current revenues are \$1,091,000; Expenses, \$321,000 with a net balance of \$769,000. Approximately 60% of assessments have been paid. Trustees were asked to review the Warrant Sheet. An outside accountant needs to show the bookkeeper how to account for donations made by the volunteer groups for Goose Creek. The items purchased now belong to Goose Creek and they need to be recorded in the books. That is not currently reflected in the books. Questions concerning the Warrant Sheet pertained to the T & S charge for \$6,100 (Lake and Beach Cameras), flooring for maintenance and security, Gateway Bobcat for repair (for lift), and CDL Training. The CDL Training was a reimbursement for the training of two maintenance employees to get their CDL license. Another item questioned was the payment to the Fire Department. It was for the Fire Tag reimbursement but there is no amount attached to the column.

MOTION: Jeni Margherio made a motion to approve the Warrant Sheet. **Randy**

Rickerman seconded the motion and it was approved by a voice vote unanimously.

Jeni mentioned they received a draft of the results from the financial audit and it lists five deficiencies for the year ending November 30, 2015. A majority of the deficiencies are due to lack of internal controls. There is not enough personnel in the office for the duties to be segregated. A fix for this would be to cross train office personnel and rotate duties so if someone is absent, there is someone to fill in. That is when most fraud is found. **Jeni** will respond to the audit report. Another item listed was lack of internal controls over financial statement reporting. There has not been a strong accounting person in Goose Creek for some time. An outside accounting firm needs to train employees on what they need to report and then audit them periodically to see that they are doing it correctly. The bank reconciliations need to be kept up to date along with accounts receivables. These two items will help to catch fraud sooner. Another deficiency was the tracking of time off for employees. **Zella** is working on a new policy for that and a simple spread sheet was recommended to help with the recording of time off and this is currently being done. None of the deficiencies were major but cross training should be done to rotate duties. **Jeni** suggested have the accountants review the bookkeeping on a quarterly basis. The report of the audit is a draft and once it is finalized it will become public.

Mike Schaefer asked when the property owners would see the final financial report for the year 2016. It was not reported at the March meeting but they are available in the office. How the money has been spent can best be seen on an income statement and annual financial statement combined.

MOTION: **Bob Wartenbe** made a motion to approve the responses to the deficiencies noted in the audit report. **Curt Tary** and **Mark Warren** seconded the motion and the motion was approved by a unanimous voice vote.

Security: Kim Curtis Reporting

New personnel have been hired in security to guard the gate. A person has been interviewed as an additional commissioned officer to work with **Sarah**. An offer has been extended to this person who currently lives out of state. He will have to be certified in St. Francois County which should take about 3 weeks. They are looking at adding a commissioned office for part time help on holiday weekends if the budget allows. There has been someone breaking car windows around Brown Road.

Pool: Randy Rickerman, Chairman

The pool is closed and applications are still being taken for summer help at the pool.

Permits: Mark Warren, Chairman

Mindy reported **Larry Murray, Plat 15, Lots 38/39** is asking for a variance of 5 feet for his garage. The garage will be 18 feet from the front of the road and he is located on a dead end cul de sac. **Mr. Murray** said he would probably asphalt the area between the road and his building. He needs to have the 3 feet distance from the house to add the garage and the same materials will be used as the house. The neighbors have no problem with this issue and it will not disturb any traffic. **Mr. Murray** will add a curb to redirect the water away from the building.

MOTION: **Mark Warren** made a motion to approve the 5 foot variance for the garage being built by **Larry Murray, Plat 15, Lot 38/39**. **Bob Wartenbe** seconded the motion and the motion was unanimously approved after a voice vote was taken.

Mindy mentioned **Jeff Wittenborn, Plat 6, Lot 115**, was to attend the meeting today but was not there. He is asking for permission to trench across Eades Road, a gravel road that dead ends. He would like to drill a well on Lot 114 across the road for water lines to go to Lot 166, **Thomas Goad**. The trench will be 13 inches deep. The work will be done during the week and be completed within a few days. There is no septic system on the property. Since the property owners are sharing a well, there needs to be a written agreement between the two property owners and it needs to be filed with the county. It was decided to table approval of this permit until they can talk to the property owner.

Mark reported there were 57 permits for the last month; 5 campers, 6 car ports, 8 culverts, 10 excavations, 9 informational, 12 sheds, 3 wells, and 3 pole barns. To date 465 motorized boat stickers have been issued and 62 non motorized boat stickers. There have been 385 ATV permits issued. There were 2200 boat stickers and 2300 ATV stickers issued for 2016.

Fines: Curt Tary, Chairman

There was one violation issued for an illegal boat on the lake and the property owner was fined \$100 for putting the boat in the lake when told he could not.

Lake and Beach: Mark Warren, Chairman

The fish have been paid for and added to the lakes. **Brian** said the vendor told him they were wasting money purchasing bass. They are too small and serve as feeders for other fish. **Zella** noted they will not purchase bass next year. **Tom Martin** suggested they call the Conservation Commission and they will check the lake to see what kind of fish are needed.

Land Acquisition: Randy Rickerman, Chairman

Advertising will be done for the sale on lots from May 5-15. **Mindy** added flyers have been added to the local businesses and on the bulletin boards. There will be different pricing for the lots according to amenities.

Election Committee: Will be an election in October.

Covenants Committee: **Bob Reeves** asked if the Trustees wanted to vote again on the issue of hunting geese in Goose Creek. The Trustees would like to reword it on the ballot to abolish the hunting because the Covenants state discharging of a firearm is not allowed in Goose Creek. Hunting the geese would create a safety issue. Applications for hunting will be turned down. There is an issue with voting on new guidelines for bass boats raising the horsepower from 235 to 250. They are still pursuing the request of getting a caution light at the gate. Goose Creek will be logging traffic for one week in April and 10 days prior to and including the holiday weekend with the state adding a traffic counter on Highway Y. The accidents at Highway Y and Highway 67 were also mentioned.

VOLUNTEER GROUPS

Fire Department: **Bob Reeves** reported it is brush season so be cautious of fires. They had 6 medical and 6 brush fires for a total of 12 calls last month. They will be installing a propane generator in firehouse #2 to handle any loss of power.

POVA: **Barb Stepney** announced they will be having their Easter Egg Hunt on April 15 at 1:00 p.m. The snack bar will be opening on Memorial Weekend and their group will be helping with the fishing tournament.

Beautification Club: **Barb Stepney** would like permission to replace the two trees that have died at the campground. She asked if the Trustees are planning to revamp the campground and if so would the trees be in the way. New lights were added at the front entrance and more will be added at the circle in front of security. They will be planting more shrubs and doing some weed removal. Trash clean up will be continued.

GCLA: **Barb Stepney** announced they had the ST. Patrick's Dance which was a success and she thanked the people who supported them. New stop signs and warning signs will be purchased and they will work with the Mud Dawgs on this endeavor. She said they would like to put in a flashing solar light at the top of office hill on a taller pole. They would also replace the curve signs that are currently there.

Neighborhood Watch: **Tom Martin** announced they would be having a meeting on April 15 at 9:00 a.m. They purchased the flash lights for security and the fire department. There is a plan to purchase some personal floatation devices for the security boat and a life line ring. He suggested property owners keep an eye out for suspicious behavior.

Goons: **Bill Johnson** announced they would be having their Bingo poker run on May 13. Registration starts at 1 p.m. and the run starts at 2 p.m. The cost is \$10 and prizes will be awarded at 6:00 p.m. The dinner/dance will begin at 7:00 p.m. and the grand prize will be a flat screen TV.

Mud Dawgs: **Kevin** stated the poker tournament will be held on April 22 at 4 p.m. and there will be games other than poker. The group will also be purchasing stop signs with high visibility reflective signs. **Terri Argast** would like to have a new stop sign and have it higher. **Carole Matt** said they need a stop sign at Chippewa and Choctaw for boats coming up the road.

DNF: **Margaret Jenkins** reported they would be purchasing cameras for the office and would be having their annual Water Poker Run on June 16.

Herd of Turtles: No report

PROPERTY OWNER CONCERNS

Dean Morton, Plat 2, Lot 248: He is still concerned with the issue of boats with multiple owners and some do not own property in Goose Creek. He added they are supposed to be tracking the number of boats that fall into this category. He will get up a petition to have a vote if he has to. He also asked if they are addressing the issue of people who have their porta-johns too close to the lake. **Bob** said they requested one property owner move his. There will be dates posted for having stickers added to boats at the dock.

Mickey Bange, Plat 16, Lot 064, mentioned in the past the office would not approve a permit for a well if there was not a septic system on the property. This is to protect the lake. On the lot sale, in the past if Goose Creek owns a lot and the neighboring property owners wishes to purchase the lot, it can be bought for a cheaper price.

Bob Reeves: He would like for the Board to help financially with the addition of the generator for Firehouse #2. He has received a grant from St. Genevieve County of \$4500 for a propane generator. He has received three bids for a 22,000 generator: one for \$6799, one for \$11,500, and one for \$8205.60. He went with the bid of \$6,799 and it will be tied in with the Verizon service at a cost of \$9 a month.

MOTION: **Cliff Wachter** made a motion to donate \$1,000 to the fire department to help with the purchase of the generator. **Kim Curtis** seconded the motion and the motion was approved by a voice vote.

MOTION: **Bob Wartenbe** made a motion to adjourn the meeting. **Curt Tary** seconded the motion. Motion was approved unanimously by a voice vote.

Mike Casey, Secretary

