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GOOSE CREEK LAKE TRUSTEES MEETING
May 13, 2017
Transcribed by Carole Seyfarth

ROLL CALL: Mark Warren, Jeni Margherio, Pete Passiglia, Kim Curtis, Bob Wartenbe, Mike Casey, Randy Rickerman, and Don Sobocinski. Don Sobocinski was removed from alternate status and seated in Curt Tary's place as he has resigned from the Board. Cliff Wachter was absent and excused.

Reminder: Meeting is recorded so please be courteous.

Prayer: Don Sobocinski said the prayer.

MOTION: Pete Passiglia made a motion to approve the minutes from the Trustees Meeting on April 8, 2017. Kim Curtis seconded the motion and the voice vote was in favor with the exception of Mike Casey and Don Sobocinski who were not in attendance at that meeting.

OLD BUSINESS

Another bid was received for the heating/cooling system at the Recreation Hall. The estimate differed from the previous bids as the company visited the hall to check out the old system and the square footage. The old system is not efficient and the contractor felt two units would work as well as the four they currently have. He would replace two of the older units leaving two for secondary units if needed. The bid was for \$15,070. That would include removing two older units and replacing them with Goodman units, removing the duct work and replacing with 80 feet of spiral duct, and all the necessary wiring including labor. Randy thought there was money set aside from the Land Acquisition account to pay for the new system and asked how much was allocated for the project. Mark said no money was actually allocated specifically for the project.

COMMITTEE REPORTS

Maintenance: Mike Casey, Chairman

Paving should begin on Monday, May 15, starting with the beach/pool area and the boat dock parking lots. The paving will be done before Memorial weekend but the lots will not be striped. The area has a gravel finish grade for paving and if anyone sees someone

spinning out on the gravel, please get the sticker number and report it to security. Every person that is caught will be assessed \$285 for a fine and costs to repair the area. Pictures would be better. **O'Neil** would be opening the porta-johns shortly except for the handicap one at the pool which will open same time as the pool. It was brought to **Mike's** attention that someone was wanting a sign by the 2 way stop at the end of Puebla at Nianga. They would like for the stop sign to be 8 foot long. Some felt that sign would be too large. The people who usually run the stop sign are intoxicated and a larger sign would not make any difference. There was some discussion as to what type of sign was actually requested. The property owner is requesting the large sign.

MOTION: **Mike Casey** made a motion to not allow an 8 foot wide sign to be put in front of the property at Puebla and Nianga as requested by the owner. They will redo the stop sign. **Mark Warren** seconded the motion and the voice vote was unanimous.

The paving crew will be moving out of Goose Creek when the parking areas are completed to finish a prior commitment. They will return later to finish the roads.

Administration: Jeni Margherio, Chairperson

The office has received a new updated phone system that has more capabilities. The cost of the phone system will be recovered by the end of the first year in savings because the monthly cost is half of the previous service amount.

Treasurer: Jeni Margherio, Chairperson

Revenues through April was 1.1 million dollars with expenses of \$388,000; leaving \$805,000 net. They are still working through the numbers as some of the allocations appear to be off but does not affect the bottom line. The 2015 audit report is completed and will be finalized next week. The accountants will begin the 2016 audit and all reports will be published when finalized. Questions on the Warrant Sheet was the cost of the maintenance shirts of \$772. Thirty high visibility shirts were purchased with reflective lettering. **Randy** asked about the \$456 credit from Nuway which **Melissa** explained was the deposit for the lift that was rented. Charges for repairing gate #2 was due to a malfunction of a sensor problem. If the repairs do not work the in ground sensors will have to be replaced in the concrete. The hard sensor for the gate unit may not be received before the holiday.

MOTION: **Mark Warren** made a motion to approve the Warrant Sheet. **Mike Casey** seconded the motion and a voice vote was unanimous for approval of the motion.

Security: Pete Passiglia, Chairman

It was reported things are going fairly smooth and some squatters have been removed from Goose Creek. Some action needs to be taken on the loud four wheelers that are moving around in the early hours of the morning. Security had to be called at 3 a.m. on some that were keeping people awake at night. If calls are not made to security the

situation cannot be corrected. Everyone should be patient during the holiday weekend if they need to get a sticker. There will be signs for directions on how to get boat and ATV stickers attached during the busy weekend. They will be rerouted around the gate after the stickers are received. It was mentioned that may not work and would cause a traffic issue. Access to the computers is necessary to obtain sticker information. **Pete** reported 698 stickers for motorized boats and 87 for non motorized have been approved of which 570 have been applied and 128 still need to be applied. Stickers for ATVs were 1,108 approved with 985 attached and 123 not applied. The number of boat stickers issued to boats with duplicate owners with all owners not owning property was 9.

Pool: Randy Rickerman, Chairman

The pool is closed but the cover has been removed. The second person for the pool has completed her application and will begin work on May 18th.

Permits: Mark Warren, Chairman

Mindy reported **Carole Heenan, Plat 11, Lot 44**, has applied for a permit to move a boat house, remove the original dock, and add a stationery dock. She has provided a list of materials and a drawing for the proposed work to be done. She also plans to add a walkway the entire 200 feet of frontage along the lake. The building she is moving is metal and has been there for 20 years. She felt it would be grandfathered. **Mike** felt any work that is done to a building removes the ability for it to be grandfathered and has to be up to new standards. She will also be doing some excavating. It was decided to postpone approval, do some further checking and have a phone poll for approval.

Scott Huck, Plat 6, Lot 5, requested approval for a permit to allow Midwest Dock to add a dock to his property. The permit shows a drawing and the material list. The dock will be 30 x 24. **Mindy** reported the requirements for distances meet the covenants. The dock will go out a total of 36 feet and he owns a lot and a half.

MOTION: Kim Curtis made a motion to approve the permit for **Scott Huck, Plat 6, Lot 5**. **Mike Casey** seconded the motion and the permit was approved by a unanimous voice vote.

Mark reported since last month they issued permits for 4 docks, 9 campers, 8 carports, 5 culverts, 10 excavations, 1 pole barn, 6 informational permits, 2 decks, 3 sheds, and 6 wells. Approximately 200 permits have been issued from December through April.

Fines: Don Sobocinski, Chairman

There have been 9 violations and 2 warnings. Five were issued fines. A lot of the violations appear to be for property owners starting work without applying for a permit. A permit is required even if it is only informational.

Lake and Beach: Mark Warren, Chairman

It was reported 8 loads of sand have been added to the beach and 2 people have been hired for lake patrol but they are seeking more applicants for the position. **Melissa** announced the parking lot areas will be closed during the paving so please do not damage the prepared areas on the finished grades as it will cost Goose Creek more money if it has to be repaired.

Land Acquisition: Randy Rickerman, Chairman

Mindy mentioned they have sold 12 lots in April. Interest in lots has been lacking due to the rainy weather. She would like to extend the sale on the lots until May 19th.

MOTION: Randy Rickerman made a motion to extend the sale on lots to May 19th, 2017. **Mike Casey** seconded the motion and a voice vote was unanimous for approval.

Election Committee: There will be an election in October at the Property Owners Meeting.

Covenants: Bob Reeves reported there was no meeting last month.

VOLUNTEER GROUPS

Fire Department: Bob Reeves reported they answered 17 calls last month; 8 EMS calls, 3 brush fires, 3 structure fires outside Goose Creek, and others were assist calls. He announced the old medical truck had been replaced with a 2004 Ford with 14,500 miles. It is 4 wheel drive with a 6.0 diesel engine. Their last poker run was the best and he said he appreciated all the support. They sold 330 tickets and made \$2,700. With the power outage, they were able to use the new generator and it worked well.

POVA: Barb Stepney announced they would have a poker run on June 10th. There is a plan to purchase commercial grade playground equipment for the playground at the fish pond. She asked if they needed approval and **Randy** felt the specific equipment should be approved before purchased and installed for liability purposes.

GCLA: Barb Stepney requested permission to repaint the white lines when weather permits. The Board okayed the painting of the lines and the Fire Department will control traffic.

Beautification Club: Barb Stepney announced they would be doing some work on the sign at the front. Some of the posts had to be replaced and "Goose Creek Activities" will be on top of the sign. They will also be doing some more planting and reset the flag pole.

Neighborhood Watch: There will be a meeting on May 20th at 9:00 a.m. in the conference room.

Goons: **Jeni Mergherio** announced they would be having their poker run this day from 2-5 p.m. with registration at 1 p.m. The dinner/dance is included with the price of the poker run. A 40" TV will be awarded for the person picking up the most trash. They will ask participants to pay heed to the parking lot with their vehicles and to not block the Fire Department exit.

Mud Dawgs: **Kevin** announced they will be having their Trivia Night on June 3 with good categories. They had a fair turnout for their Poker Night but everyone had a good time.

DNF: They will be holding their annual Water Poker Run on July 15th.

Herd of Turtles: **Mark Warren** mentioned they had a number of books in the library and anyone who would like a book, please take one and they do not have to be returned. They are limited on space and would like for people to temporarily hold off on donations.

PROPERTY OWNER CONCERNS

Mickey Bange, Plat 16, Lot 64, asked if they had considered adding a divider in the middle of the hall for small groups to keep the heating of the hall down. She also asked if on the 6 wells that were approved, was there some means of disposing of the water into some type of sewer system. She would like to ask that wells not be approved if there is not a proper system of disposal for the water.

Joe Beil, Plat 6, Lot 269, reported he had lots off of Eades and in order to get electric on his property he has to come off of Brown Road. He said he had an easement between 2 lots and would like to run electric from Brown Road down the easement to his property. **Mike** said someone probably has the easement but **Joe** does not have the easement on his property. It could be a utility easement but he needs to find out who has the easement and get their permission to use it for a utility line. He can go to the county to find who has the easement. More discussion was had on this problem with the Trustees.

Dean Morton, Plat 2, Lot 449, mentioned **Gary Askew** had come up with a nice plan to improve the looks of the dumpster area and nothing has been done. He felt something has to be done because it is an eyesore at the entrance to the development. **Mike** told **Dean** that had been discussed a few meetings ago and there are plans to do something about the area. **Waste Management** has agreed to help Goose Creek design a system for the area because plans have to be made to dispose of the runoff of the liquid. **Pete** said he hopes to have a plan from **Waste Management** by the next meeting.

Sherry Scott, Plat 31, Lot 107, asked about the plans and bids for the heating/cooling system for the Recreation Hall. She was late for the meeting and did not hear the report at the beginning of the meeting. **Bob** said they are going to discuss the last bid they received as it appears to be a good solution so they can get something done shortly. She had a question about the road problem with Osage to Pawnee. It was scheduled to be paved on the 2006 road plan and did not get done. She was complaining about the dust

on the road from the four-wheelers. **Mike** said they plan to pave more and more roads but the original plan was to pave the roads that had already been paved. They are almost to that point now so they can begin doing other roads but everyone who lives on a gravel road has a dust problem. **Don** said they could offer to pay to have their road paved as he had the same issue with his road and paid to have the road paved.

Dean Morton agreed to review the bids on the heating/cooling system for the Recreation Hall. There was a discussion about the well at the pool as there is a break in the line that runs up to the Recreation Hall. **Barb** asked if they could cap off the line at the pool. **Brian** may need to check with **Joe Stepney** to find the line. **Mike** suggested they document all future work and keep in a file for reference.

MOTION: **Bob Wartenbe** made a motion to adjourn the meeting. **Pete Passiglia** seconded the motion and a voice vote was unanimous for approval.

Mike Casey, Secretary