

Approved _____
Disk 35, LS100219, Folder C

GOOSE CREEK LAKE TRUSTEES MEETING

June 10, 2017

Transcribed by Carole Seyfarth

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

Reminder: Meeting is being recorded

Property concerns will be addressed at the end of the regular meeting

Zella introduced **Elizabeth Kramer** from the Environmental Protection Agency and **David Gray** from TechniTech who does the lead sampling for the EPA. They would be explaining the purpose of the Superfund for Community Involvement Program and the process of testing for lead plus the remediation process if lead is found. The Remedial Project Manager, **Jason Gunter**, did not attend the meeting but can be reached on the website www.epa.gov/superfund/bigrivermines.

TRUSTEES MEETING

Don Sobocinski said the prayer.

MOTION: **Mike Casey** made a motion to approve the minutes from the Trustees Meeting on May 13, 2017. **Kim Curtis** seconded the motion which was approved unanimously after a voice vote was taken.

A discussion was had on the bids for the heating and cooling system for the Recreation Hall. **Dean Morton** had reviewed the bids and shared some information. He felt the biggest issue was for the Board to decide what they really wanted to do. If they want to eliminate the noise by installing outside units, would it really be worth the additional cost? They may also have to install a three phase electrical system to support the outside units. The Board wants efficient units that will be less costly to operate and noise reduction. He felt they should get information on the cost of installing three phase electric. **Dean's** suggestion was it might not be worth the money to install the outside units because they don't use the building enough to warrant the cost. He did not feel two units at the back of the hall and ducted towards the front would work. He suggested they have the bids redone explaining what they really want and the bids would probably be cheaper.

COMMITTEE REPORTS

Maintenance: Mike Casey, Chairman

They have received a bid to have the parking lot by the pool and the boat dock area striped for parking. The bid was for \$2490. They would like to get it completed soon to make it easier to back in boats. There was a discussion about dividing the parking lot in front of the pool area. Suggestions were a cross walk with flashing lights, replacing the fence, or possibly using flower pots with plants. Anything obstructing the roadway needs to be breakaway or Goose Creek could be held liable for any personal injury. Some felt the fence would have to be maintained and would not match the fence that is along the roadway. Others felt there is a definite safety hazard with children coming from the pool. Speed bumps are used by ATV riders for ramps. A suggestion was made to put up a fence this year and replace the remainder of the fencing to match next year or stripe the crosswalk this year and add all new fencing next year.

MOTION: **Kim Curtis** made a motion to approve the bid to stripe the parking lots by the pool and the boat docks with a crosswalk at a cost of \$2490. **Mike Casey** seconded the motion and it was approved by a voice vote.

It was announced **Bauman Contracting** would return to finish the paving project in a few weeks. They will need a staging area for the equipment during the holiday possibly in the maintenance yard.

Administration: Jeni Margherio, Chairman

They received a quote for a new keypad alarm lock for the front door of the office for \$1,677.89 with installation. It can handle up to 50 users and each person would have an individual code. The codes can be deactivated when a person is no longer employed. **Jeni** said they had already approved up to \$2,000 as a Board but it was not budgeted. It will be tabled until they get current budget numbers.

Treasurer's Report: Jeni Margherio, Chairman

The final audit has been approved with the deficiencies that were noted being accepted for the process of corrections. The financial position is in good standing with no changes in numbers. Copies of the audit were available in the rear. The company has started on the 2016 year audit ending on October 31, 2016. Revenues to date are at \$1.17 million with expenses of \$428,000 leaving a balance of \$742,000. There were a few questions about the Warrant Sheet. There were expenses for the pool of around \$1,000 but the actual monthly expense report only shows \$17 indicating the expenses are not in the proper place. There was a question about the charges for gravel and if it was used for the parking lot at the pool and boat docks. The response was yes because the grade was off. There should be one more bill for ATT for \$47. It was noted CDL drivers are not required to have a physical as long as they do not leave the State of Missouri.

MOTION: **Jeni Margherio** made a motion to approve the Warrant Sheet. **Pete Passiglia** seconded the motion and it was approved by a voice vote.

Security: Pete Passiglia, Chairman

Security is running smoothly and the holiday weekend went well. There was a slight backup on the installation of stickers but most were handled fairly quickly. There were a couple of arrests and a few violations.

Pool: Randy Rickerman, Chairman

Pool is now open.

Permits: Mark Warren, Chairman

Permits for the month were: 1 boat dock, 8 campers, 8 car ports, 4 concrete, 4 culverts, 15 excavations, 1 full residence, 3 informational, 2 decks, and 7 sheds.

Fines: Don Sobocinski, Chairman

Two property owners were fined and 4 received warnings. They are researching one warning that could be a second offense and should result in a fine. Something needs to be done about ATVs doing donuts on gravel. It was suggested they should be patrolling the lake until about 9:30 p.m. There is not enough money in the budget to have lake patrol for 24/7.

Lake and Beach: Mark Warren, Chairman

There will be more discussion on security for the lake. Eight loads of sand were added to the beach at a cost of \$2,065 and will probably need more later. The security boat is being run at more than an idle this year which should help the motor. There were not a lot of problems on the lake over the holiday weekend.

Land Acquisition: Randy Rickerman, Chairman

There were 18 lots sold for \$14,600 of which 9 were adjoining lots.

Election Committee: There will be an election in October.

Covenants: Bob Reeves mentioned the Board asked them to look into the restrictions on signs. There are two restrictions mentioned in the Covenants, one for residential and one for commercial. Signs on residential property owner's lots are only allowed if they state the name and address of the property owner and are not allowed to be larger than 3 ft. long and 1 ft. wide. The Covenants Committee recommended it be changed to no commercial signs except real estate signs can be placed on any non-commercial lot and no sign can be larger than 6 square feet. Contractors signs can be placed on a person's

property but only for the duration of the construction permit. The issue of the signs came up because one of the Trustees requested the committee look into the restrictions on signs. **Bob** mentioned they looked into the situation because of a written complaint stating there were too many commercial signs around and they requested they all be taken down. If the Trustees approve the new wording as suggested by the Covenants Committee, it can be voted on at the October meeting. No commercial signs may be placed on a lot unless the property is designated for commercial use. There was considerable discussion on this subject. A copy of the proposal to revise the wording for signs will be supplied to each Trustee so they can vote on putting it on a ballot.

VOLUNTEER GROUPS

Fire Department: **Bob Reeves** reported the Fire Department had responded to 15 calls last month; 10 EMS, 2 motor vehicle accidents, 1 power line down, and 2 residential fires they helped for other departments. Property owners have purchased fire tags for 3100 lots which is 72.2% of property owners making it the best response they have had. They served over 300 people for breakfast over Memorial Day weekend. There will be another breakfast over 4th of July weekend and a cake walk will be held on July 1st. The fireworks will be held on the beach at dusk from the platform on the lake.

POVA: **Sheila White** stated they are looking into purchasing some equipment for the playground at the pond. They will be sponsoring a poker run today and with the snack bar now open they are in need of more volunteers to work.

Neighborhood Watch: **Tom Martin** said they will be holding a meeting next Saturday, June 17.

GCLA: **Barb Stepney** said there is nothing at this time. Their next event will be the watermelon/ice cream social to introduce the new Trustee candidates.

Goons: **Jeni Margherio** reported there is nothing until September.

Mud Dawgs: No one present at the meeting.

DNF: They will be holding their water poker run on July 15.

Herd of Turtles: No updates at this time.

Beautification Club: **Barb Stepney** said they are still collecting aluminum cans and appreciate all the donations they receive. They receive 50 cents a pound for aluminum. They are currently finished with planting for this year and are now maintaining the plants and need help with the weeding. They purchased umbrellas for the pool but need to find a way to secure them because the heavier stands will not fit under the table. They need two stands and which cannot be any taller than 13 inches. Someone suggested the flag at the entrance needs to be replaced as it is looking shabby. **Barb** mentioned the flag pole at security needs to be reset. **Don** said he knows a place that will dispose of the flags

respectfully.

Mark Warren reported security has been busy placing stickers. Of the 1208 stickers for boats, approximately 1000 have been placed on the boats. On non-motorized boats 103 of the 120 issued have been placed and of the 1600 ATV/side by side vehicles, the vast majority have been placed on the vehicles. He felt there may be less stickers this year on boats and ATVs. The change in having security place the stickers rather than giving them to the property owner is working which accounts for the stickers being less and property owners knowing they are being checked.

PROPERTY OWNER CONCERNS

Brinda Farmer, Plat 5, Lots 169/170 announced she would be holding a ministry on June 25th to help families who have loved ones that are incarcerated. It is not to take away from any of the victims but she added as a mom of an incarcerated son she know the heartache before she was able to find peace. The ministry will be held at the church on Hiway Y near the Goose Creek entrance.

A contractor asked if contractors who work in Goose Creek are regulated and the response was no. He asked those in attendance how they would react if he was hired by their neighbor to remove standing water from a neighbor's property and he cut a ditch that extended partially on their property to allow the water to run on their property. No one liked that idea. He gave other examples to get the point across of what had happened to **Ruth Bland**. **Mike** felt that was a civil matter in which the Trustees could not participate. **Ruth Bland, Valle Drive**, owns two lots which she purchased in October of 2014. She explained how she had talked to Carrie who was doing permits when she purchased the property and also to Auston who later took over for Carrie, to see where her neighbor's contractor was going to put the ditch. She was assured it would be run behind her neighbor's property into her natural ditch line. **Tim Meier** was the contractor for her neighbor. She reported the problem with the contractor encroaching on her property to **Tabitha**, the general manager, **Steve**, and asked **Melissa** if she could take pictures and help her with the problem but nothing was every done to help her. She was asked if there was ever a survey on her property. Most of the Trustees had no knowledge of her problem. She explained more of her problem and was not happy with any of the responses. The permit will be checked against the work that was actually done. She has filled out complaints and is planning to hire a contractor to put her property back the way it was when she purchased it 2 ½ years ago.

Dean Morton, Plat 2, Lot 448, said Goose Creek is not a commercial business but a subdivision. He asked if anything had progressed with the trash dump situation. It was explained they are having a problem getting Waste Management to check out the trash area for suggestions. They contact them every month.

Helen Lichtenberg, Plat 19, Lots 19/20/21, mentioned she owned property at the corner of Sunshine and Pawnee and is having issues with the ditch by her property. She has complained, they have done some repairs, and the water is currently eating away at her

yard. She and her husband have plans to become permanent residents and build a new home on that corner. She feels Goose Creek should help her get the ditch back in order so there is no destruction to her property. All the big rock is in the middle of the ditch and has created a dam causing the yard to erode even more. She said eventually the newly asphalted road is going to be affected. **Helen** stated maintenance had looked at it a while back and put in a culvert pipe with large rock which made an even bigger mess. **Mike** said he would come check it out. He also added concrete is a good fix for now but once it deteriorates or water starts getting underneath, it becomes a huge problem. She also asked why they did not put asphalt all the way up to her driveway and **Mike** said they go three feet up to the driveway if it is asphalted or concrete but not on gravel.

John Stinebaker, Plat 1, Lots 79/80, said someone moved all the no wake buoys in front which is nice for the people around the beach but he has the first dock on the high speed side of the buoys. His boat is getting beat up because the boats are coming within 10 feet of his dock. It is not safe to swim off his dock. He asked who authorized maintenance to move the buoys. **Mark** said he did not know but he intends to get the paperwork that shows where the buoys were originally placed and return them to the original spots. He felt the buoys restricted too much of the big part of the lake and **John** totally disagreed. He felt the Trustees were looking smug and told them they were not the ones who were being inconvenienced. He complained because he was chastised for being on the dam and he stated it was not marked but was informed the signs were stolen. They later added “no parking” to the asphalt. He complained about a wedding being held on dam. There was a heated argument about the lack of funds, only having one boat to patrol the lake, and other issues. **John** added it doesn’t take another boat to move the buoy. He said every cove in the lake has no wake buoys except the one by his dock. He suggested they purchase a wave runner to chase the boats. **Mike** said the buoys were replaced with new ones after the others were removed. **John** wanted them to maintain the 50 feet from the dock because they are coming within 10 feet of his dock. He said he could anchor a yellow inner tube 50 feet from his dock. He felt he should be able to stop on the dam to check out the lake and it was a trivial issue to try to keep people from stopping on the dam.

Barb Stepney, Plat 31, Lot 97, said kids are starting to ride their bikes to the pool and there is no where to park them. She would like permission to purchase and install a bike rack. She would also like to know where they would like for it to be placed. It needs to be convenient for the kids to keep an eye on their bikes from the pool. The bike rack needs to go on a concrete pad to help maintenance with cutting grass. Outside the covered area would be a good place. A 10 by 10 area of concrete would be more than enough for the bike rack. **Bob** will check into getting the concrete slab for the bike rack. **Barb** said her second issue was near the tether ball pole, the dirt is being worn away leaving the concrete base exposed. She would like to add an alternate surface such as rubberized mulch that sets up to a hard surface. She also suggested getting concrete culvert planters to use as a divider to slow down traffic running through the newly asphalted parking lot by the pool.

Mike Casey, Plat 4, Lot 2, lodged a complaint about a single wide trailer in Plat 1, Lot 250. It is his understanding that if there is a single wide trailer on property in a plat that is not designated for single wide trailers, it has to be removed when ownership of the property changes. He says the owner should be fined until the trailer is removed. The covenants state single wide mobile homes are not allowed in Plat 1. He will also file his complaint with the office.

Sheila White, Plat 2, Lot 84/85, asked if someone is cleaning the restrooms and the response was yes. She added there has been a problem with the restrooms at the pool. **Zella** said there has been a problem because while the pool attendant is not responsible for scrubbing the floors, they are supposed to be sure the toilet paper and paper towels are stocked. There has been an issue with that and she has talked to the pool attendants about their responsibilities. **Sheila** said there is also a black mold ring around the edge of the pool. The bottom of the pool at the deep end is dirty and there seems to be an issue with the robot cleaning the pool. In the past the robot has run all the time when the pool is closed. **Sheila** announced they have water aerobics Monday thru Friday starting at 9:30 a.m.

Bob Wartenbe made a motion to adjourn the meeting. The motion was seconded by **Mike Casey** and passed unanimously by a voice vote.

Mike Casey, Secretary

MOTIONS

MOTION: **Mike Casey** made a motion to approve the minutes from the Trustees Meeting on May 13, 2017. **Kim Curtis** seconded the motion which was approved unanimously after a voice vote was taken.

MOTION: **Kim Curtis** made a motion to approve the bid to stripe the parking lots by the pool and boat docks with a crosswalk at a cost of \$2490. **Mike Casey** seconded the motion and it was approved by a voice vote.

MOTION: **Jeni Margherio** made a motion to approve the Warrant Sheet. **Pete Passiglia** seconded the motion and it was approved by a voice vote.

MOTION: **Bob Wartenbe** made a motion to adjourn the meeting. The motion was seconded by **Mike Casey** and passed unanimously by a voice vote.