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

ROLLCALL: Cliff Wachter, Randy Rickerman, Mike Casey, Bob Wartenbe, Kim Curtis, Pete Passiglia, Jeni Margherio, and Mark Warren. Don Sobocinski was absent and excused.

Bob announced the meeting was being recorded and asked that property owner concerns be addressed after the meeting. There is a sign up sheet at the podium for those who wish to speak.

Ron Frohmann said the prayer.

MOTION: **Mark Warren** made a motion to approve the minutes from the August 12, 2017, Trustees Meeting. Motion was seconded by **Kim Curtis** and approved by a voice vote with **Mike Casey** abstaining due to his absence at the meeting.

OLD BUSINESS: The new heating and cooling system is being installed in the Recreation Hall with 2 of the 4 units installed. Depending on the function of 3 units in the hall, a fourth one may not have to be added.

CHAIRMAN'S REPORT: The plans have been completed for the renovation of the dumpster area and one bid has been received. They will try to receive 2 more bids before beginning the project.

COMMITTEE REPORTS

Maintenance: Mike Casey, Chair

The paving has been completed for the year with not all the roads on the plan being completed. The prep work for the parking lots and some of the roads was more costly than expected.

Administration: Jeni Margherio, Chair

Resumes are still being received for the bookkeeping position. The accountants have been assisting **Zella** in getting the numbers corrected. Good progress is being made on ensuring the budget numbers are correct.

Treasurer: Jeni Margherio, Chair

As of the end of August: Total Revenues, \$1.4 million; Expenses, \$994,000; leaving a net of \$430,000. There appears to be a shortage of funds in some areas and that will be checked when the numbers have all been sorted out. The Warrant Sheet was reviewed by the Trustees. **Jeni** asked about the \$1,000 invoice from Verizon and wondered how that compared to the bills in the past. It is less overall than the bills from Verizon and ATT previously. She also asked about the \$1200 in Visa Card services for pool supplies. **Zella** explained that was for the algaecide, chemicals, and tablets for the pool. **Pete** mentioned on the first page they received a reimbursement for test strips of \$22.75 and then there was a charge for chlorine and shock test strips. **Zella** added some days they go through a lot of test strips and that is in compliance with DNR so the pool water is tested and retested to make adjustments. All chemicals will have to be replaced before the pool opens next year. One of the phones used by an employee suffered damage and had to be replaced. The bills for the porta-johns are being received in a more timely manner this year. **Pete** asked about the bill from the County Do-It Center for \$158.76. It was for florescent lights and rope. **Randy** asked if there would be any more bills for paving and was told there should be one more invoice. **Jeni** asked about the bill for American Heritage Abstract and that was for title searches on property.

MOTION: Cliff Wachter made a motion to approve the Warrant Sheet. The motion was seconded by **Jeni Margherio** and approved by a voice vote.

Security: Pete Passiglia, Chair

From August 17 to September 3, there were 2 noise complaints (resolved), 3 motor vehicle accidents, 2 thefts of tools near Brown Eyed Susan Rd., camper and trailer on Colleen which security took possession and got in touch with the property owner, power lines down, three alarm soundings, three domestics, three vehicles towed, four dog complaints, two trespassing charges, two missing persons (found safe), shots fired complaints, check for well being, and another arrest yesterday. It has been pretty quiet for the most part and a great job was done by security over the holiday weekend. Applications are still being taken for positions in security as gate guards and rovers.

Pool: Randy Rickerman, Chair

The pool is now closed for the season.

Permits: Mark Warren, Chair

Permit #6538, a shed (28 x 12) was installed in the wrong place. The property owner said it was an honest mistake and it was explained it should be 25 ft from the property line at the front and it is 19 ft. from the property line. **Mark** asked about the road conditions. It is on a back road with no intersection. The property owner is asking for a 6 ft. variance. **Mindy** felt there would be no issue with approving the variance as far as obstructing traffic.

MOTION: **Kim Curtis** made a motion to approve the variance for Permit #6538 to have the building 19 ft. from the front property line. **Mike Casey** seconded the motion and the motion was approved by a voice vote.

Mark mentioned through August, a total of 37 permits were originated including a boat dock that was discussed at the last meeting. The permits were for 5 campers, 5 carports, 2 concrete installations, 1 culvert, 3 excavations, 1 full residence, 2 garage/pole barns, 5 informational permits, 1 deck, 4 gravel, 6 sheds, and 1 well. A number of lots were sold last month.

Plat 5, Lot 294, Sue O'Farrell, would like to purchase property from **Mike at Fitz Properties**. **Zella** explained his property is for sale and a concrete foundation currently does not meet the required set back. The property owner is asking for a variance for the structure consisting of 3 concrete walls. The side and front does not meet the setbacks. The side setback is currently anywhere from 13.6 feet to 10 ft. 10 inches because it is at an angle which meets the restrictions from the side of the property. The front is over 25 ft. from the water so it meets the criteria. There was some confusion as to why it needs a variance. **Mindy** explained from the property line to the foundation is 14 ft. There was a discussion as to the foundation already having been approved and they cannot ask the property owner for a variance. The property owners is wanting permission for someone who purchases it to be able to improve the property using the three concrete walls. It was approved for a retaining wall and the potential owner would like to be able to put something on top of the retaining wall. Some felt there was no need for a variance to build up as it was already approved. However, it was approved for a retaining wall and not a foundation. It was felt it could be approved as long as nothing was built out from the retaining wall closer to the lake. The current property owner wants to clarify that the retaining wall can be used for a foundation when he sells the property. The potential purchaser will have to show plans and be approved after the lot is in their name and a variance cannot be given without plans. An approved permit under the current owner's name is not transferable to a new owner. The original permit was a concrete pad for a shed that was never put on the property. There needs to be an application for a permit before anything can be decided.

Lake and Beach: Mark Warren, Chair

There was no appreciable increase in boat or ATV stickers. They are short \$1957 on boats and \$1934 on ATVs. This can be attributed to having people bring in their titles on boats and ATVs. There are some boats that are being checked for sizing issues. Hopefully next year some dredging can be done.

Land Acquisition: Randy Rickerman, Chair

Eleven lots were sold last month for \$10,500. There have been 6 surrenders come in which will help on the no pay lot owners.

Fines: Don Sobocinski, Chair

Mark reported there have been 38 fines issued this year. Most of the fines were for people not maintaining their lots or abusing the roadways. Violations were for parking violations and activity violations such as not stopping at a stop sign or driving at an unreasonable rate of speed.

UPDATE: Bob mentioned the Trustees have been looking to purchase property behind the dam so they can maintain that area. The preliminary process has been completed after 3-4 years. Surveys have been completed and have been turned into the attorney so he can find out how much the property owners are willing to ask for the property.

ELECTION: Kim stated they should be getting the ballots back from the printer this week and get them mailed next week. If there are any issues with the ballots after the mailing please contact the office or Barb Stepney. Volunteers are needed to help get the ballots ready for mailing.

TRUSTEE CANDIDATES: They were asked to come to the front and introduce themselves.

Tom Martin, Plat 6, Lot 378, said he ran last year and didn't quite make it lacking 39 votes so he decided to run again. He felt he had potential to do something for Goose Creek which has always been his priority.

Steve Folle mentioned he had served on the Board for 3 years and he was interested in continuing the improvements. The roads and parking lots are looking great. He would like to see the restrooms facilities improved.

Lynne Angle, Plat 3a, Lot 72, reported she had recently retired and thought it might be time to see what she could do to help improve Goose Creek and continue the positive aspects.

Randy Rickerman would like to continue serving on the Board and would appreciate the votes.

Covenants Committee: Bob Reeves reported they took the holiday off and there was nothing new to report.

Besides the election of Board Members, there are two propositions to be voted on; A and B. They concern the requirements for the boats to be increased from 230 h.p. to 250 h.p. The Trustees have been asked to put the increase on the ballot because a lot of boaters have been purchasing boats and the 230 h.p. is hard to find. It will be up to the voters to allow the increase because it was requested by property owners. The next proposition will cover the commercial and advertisement signs around Goose Creek. The proposition states the signs will only be allowed to be put out during the period of construction and will need to be removed after construction or work has been completed.

Kim explained the reason for the change is currently it reads no signs may be put on property other than name, plat, lot and address of the property owner and cannot be larger than 3 foot high and 1 foot wide. The current requirement is questionable concerning real estate signs.

VOLUNTEER GROUPS

Fire Department: **Bob Reeves** reported in August they had 5 medical calls, 3 motor vehicle accidents with injuries, and 2 structures fires that were mutual aid outside of Goose Creek. The changes to the building next door were approved. He suggested people have reserves of food and water and a supply of medications to be prepared for a catastrophe like the ones that are happening in Texas and Florida. He encouraged everyone to put signs on their property to make them easier for emergency help to locate the property when answering a call. Their last poker run will be a Halloween theme on October 21st. The Fire Department had their last breakfast of the year and thanked everyone who attended. A gentleman who won the 50/50 donated it back to the Fire Department.

POVA: **Bob** announced they would be having a poker run next Saturday. They are still looking at playground equipment. An order was placed but the company wanted \$1500 to ship the equipment. The rubber duck spring ride which is nearly new can be purchased from an individual in Goose Creek. The children's Halloween Party will be held in the afternoon on October 28th.

Neighborhood Watch: **Tom Martin** said they would be having a meeting next Saturday at 9 in the conference room. They had more new members show up at the last meeting and the additional members will definitely help with security. More new members are always welcome.

GCLA: **Barb Stepney** said the organization will be having a hayride and wiener roast with chili on October 7. It starts at 6 p.m. at the pavilion by the pool. The cost is \$5 for adults and kids are free. The street signs have been received and some have been installed. They will be having their annual St. Patrick's Corn Beef/Cabbage dinner and dance next year.

Beautification Club: **Barb Stepney** reported they finished planting the large planters in the parking area by the pool. She mentioned she had a plan to paint the concrete dividers with some decorative plants/flowers on the outside of them. All of the money for beautification comes from aluminum cans and she thanked everyone who donates to the aluminum can collection. They have made 6-8 hundred dollars every month this summer. Someone asked if there were any plans to add more planters. She said they could easily add a few more. The Trustees will look into it and the tetherball court turned out nice and the concrete is poured for the back rack. It was discussed whether to put a bike rack at the bus stop and where it could be placed.

Election Committee: **Barb Stepney** announced they will have an election on the day of the hayride. The materials for the election plus the newsletter will be picked up on the 12th and stuffing the envelopes for mailing will begin on the 13th of September. They should be ready for mailing the same day. Someone says it takes 5 to 7 days for people to get their mail in St. Louis. When dropped off at French Village, the mail goes to DeSoto to catch the mail truck to St. Louis.

DNF Club: **Bob** announced there would be a Halloween Dance on October 28th.

Kim Curtis said the Children's Halloween Party would start at 3 p.m. on October 28th and the DNF Adult Halloween Party is also on October 28th but it will start at 7:00 p.m. to 12 a.m. The Trunk or Treat will be on the beach on Sunday, October 29th from 2 to 4 p.m.

Goons: **Jeni Margherio** stated they would be having their chili dump on September 23 at 6 p.m. Everyone is welcome. There will be regular chili as well as white chicken chili and the event will be held in the camping area by the pond.

Mud Dawgs: There was no representative at the meeting today.

Herd of Turtles: **Mark Warren** reported there are books in the library at the Recreation Hall and he was happy to see some children getting books while at the Fire Department Breakfast.

Moon Mountain Gang: **Mickey Bange** announced they will be having a Poker Run on October 14th from 1 to 4. Last year's prize was almost \$1700 and the 50/50 drawing will benefit Christmas gifts for children (young and old). There will be a pot luck following the Poker Run and only a side dish is needed to join in. The winner will host next year's event. Registration is at noon.

PROPERTY OWNER CONCERNS

Lynn Craig, Plat 5, Lot 10: She would like to make some positive comments about the wonderful website and the streets are looking good but she asked if Sioux got asphalted. Part of it was done but was short about 1100 feet. She questioned a short dead end street and Possum Hollow getting done. **Mike** said there was another couple that was upset that Sioux had not been done but added they are trying to do the best they can with the money they have to work with. There are property owners who pay the same amount for road assessments as everyone else and their road will never be paved although they are not complaining about having their road done. Every road that has been paved was a road that was paved previously. The short road got done because it was paved previously and it was a cheap road to complete. **Lynn** said she hopes streets like Brown Road never get paved because it is a nice street just the way it is and she agrees that every road in Goose Creek cannot be paved because if they do then they have to be maintained. **Mike** mentioned more money is spent to maintain gravel roads than paved ones. She added she had a problem that was resolved but she got a letter that said she was in

violation of an issue and she felt there should be a better way to address problems. She felt no investigation was done before letters are sent out. All her problems were resolved and she was not in violation of the covenants in any way and she asked why she got the letter at all. She stated the letter went out on the 22nd of August and she received it on the following Saturday. The letter said she had until the following Friday to get her problem resolved. She had a flag at 40 feet on her dock and had a buoy out. After reading the covenants, she found nothing that said she couldn't have a flag or a buoy or a permit is needed. When she investigated they told her she had a diving flag out. If there is a sewer issue, it takes a long time to get it resolved and she knows of someone who is getting many warning letters asking if the situation is resolved. Her entire issue was she felt a problem should be investigated before letters are continually being sent for the same issue.

Greg Thiemann, Plat 19, Lot 152: He has a garage that he started about a year and a half ago. He went to the office to renew his permit at the end of last year at which time they asked if the garage was totally enclosed and his response was yes. He was told he did not have to renew the permit. He was also told two months ago he did not have to renew the permit. His question was he is getting ready to pour a concrete floor on the inside of the garage and how are the trucks going to come in without a permit. **Zella** said he only needed an informational permit and that will allow trucks to come onto the property. He also mentioned he would be doing some excavating to add electric and a pole to get electric into the garage. **Mindy** told him he needed an excavation permit at a cost of \$20. **Greg** said he has noticed on Pawnee and Parrot there are a lot of property owners where brush and hedges are blocking the stop signs. He felt the brush needed to be trimmed. He was asked to fill out a complaint form indicating the area of concern and maintenance will investigate the problem.

Tom Martin, Plat 6, Lot 378: His first concern was road repairs. He mentioned they talked about doing the short road and why didn't they use the asphalt to repair some of the roads. **Mike** explained they have a plan to do certain areas; the parking lot and one of the areas on the other side of the lake. They had \$120,000 left and they figured out how many roads they could do with that money because there was not enough to do a long road. **Tom** asked when repairs were going to be put into the budget. **Mike** said they did do some repairs this year and not all the roads can be repaired at one time. He added if they went a full year and only did road repairs, there would be a lot of unhappy property owners. There was more discussion about the assessment for road paving and the money for road repairs. **Tom's** next issue was with the way financials are reported. There are never any numbers reported and he asked why they couldn't be put on a screen for everyone to see. He mentioned the pool was going to be winterized next week and would the pool be covered. The response was it would be covered. **Zella** added repairs need to be done to the pool before it can be covered. There was a delay in the pool being covered last year due to getting the bids and having a custom cover made. **Tom** asked if they are doing any maintenance to the public docks and the answer was no. He felt that should be put on the list to do and it was agreed it could be addressed as a fall/winter project. It helps if the property owners would fill out complaints when they notice something that needs to be done. He asked about the dredging issue and it was

explained there is no room in the budget for dredging next year. **Tom** asked how much property they are looking to buy behind the dam and there is no definite answer because they are not sure how much people are willing to sell and the amount they are willing to sell it for. He asked if there has been any more discussion about relocating the basketball court. **Mike** said it has been discussed but nothing has been finalized. He then asked if they are ever going to put lights on the no-wake buoys. **Pete** mentioned the Corp of Engineers will not mark any of the buoys on the lakes because if the lights go out, they are responsible for accidents. It can also be blinding and the lights might be more of a liability.

Steve Folle, Plat 15, Lot 41: He mentioned there has been a lot of chatter on Facebook about the restroom facilities. He also asked if they ever got a price to put card readers for the restrooms. He felt that would solve some issues and visitors are supposed to be escorted by the property owner at all times. There were questions about leaving passes at the gate when the property owner is not there to escort someone in. It is a hard rule to enforce and monitor. **Bob** suggested they could possibly require someone to go to the guard shack and get a token to use the showers. They need to come up with a solution. **Steve** said he has gone into the shower house and it was running with no one in there. **Kim** suggested the property owner could purchase passes for their guests to use the shower and it would be tied to the property owner if there is a problem. It is an issue that needs to be discussed.

Margaret Barnett, Plat 16, Lot 95: She felt the issue of the showers was a serious issue that needed to be addressed and they need to find a solution because there are people who do need a shower facility.

Michael Baker, Plat 2, Lot 321: He mentioned he received a letter from the office concerning the use of the trash dumpster. He was charged a \$10 fine for putting a small refrigerator by the aluminum can collection area. He was told he could not do that so he picked it up. He got a letter and talked to security who told him to go to the office. They told him to put it in the maintenance area which he could not do because it was locked. He was told there was a cost of \$10 and he explained he did not have \$10 and had no money because they are trying to get all their bills caught up. He wanted to know who sent the letter and **Mark** explained it was part of the Fines Committee and the chairman of that committee was not at the meeting today. He was told there was a gentleman on Puebla that would take the refrigerator and dispose of it. **Zella** explained when **Mike** originally brought the refrigerator to the office a customer service employee went out and looked at the refrigerator. She saw the refrigerator and told him it would cost \$10 to dispose of the refrigerator for him. Shortly after he left that refrigerator was found dumped on the side of the County Line Road and was identified by the employee who had checked it out initially. She said that is the reason he got the letter. The office will check with the person on Puebla who collects refrigerators and if he verifies that is where **Mike** took it they will review the fine.

Sherry Scott, Plat 31, Lot 107: She said her concern was addressed and it concerned the restrooms.

Bob Reeves, Plat 6, Lot 1: He mentioned he had his property checked by the EPA for lead in the ground and if it shows anything above 400 the issue should be addressed. He had one area that read 998 and the EPA will come out next year, dig out the area 12 inches deep and add new dirt. Property will not be tested unless the property owner signs up with the EPA. There is currently no charge and the well will be checked for various chemicals. There are forms in the office to request a check on property.

Greg Thiemann, Plat 19, Lot 152: He got a copy of the By-Laws and Covenants for Goose Creek and he couldn't find anything that addressed the quiet time. He was told it is under ATV's noise tolerance. He suggested adopting the same rules that are in Ste. Genevieve and St. Francois Counties and one of those rules would concern fireworks. A permit has to be purchased to use fireworks in Ste. Genevieve County even if it is out of the city limits. He felt they could use some of the rules from each county. **Zella** explained how rules for municipalities and counties worked and the county rules supersede those of municipalities. **Mickey Bange** mentioned all changes to the Covenants have to be voted on by the property owners. The By-Laws are maintained by the Trustees.

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

Mike Casey, Secretary

MOTIONS

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