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GOOSE CREEK LAKE TRUSTEES MEETING
January 13, 2018
Transcribed by Carole Seyfarth

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

Reminder: Meeting is being recorded so be kind and courteous. Concerns and comments will be addressed at the end of the meeting. Sign up at the podium and your name will be called at the proper time.

Ron Frohman said a prayer.

Amendment to minutes: The minutes from the Trustees Meeting on December 9, 2017 should be changed to read the cost of repairing two docks would total \$30,000 and not \$30,000 each.

MOTION: **Mike Casey** made a motion to approve the minutes from the Trustees Meeting on December 9, 2017 with the afore mentioned correction. **Kim Curtis** seconded the motion and was approved by a voice vote.

OLD BUSINESS

There are no legal issues to discuss at this time.

COMMITTEE REPORTS

Maintenance: Mike Casey, Chairman

There was a meeting and they are getting the roads together to be readied for paving as well as repairing this year. He asked everyone to be sure the leaves were cleaned out of culverts before the spring rains. The road repairs were for the overlay and will be covered by the road fee.

Administration: Lynne Angle, Chairman

They are ahead on collections of assessments compared to last year at this time. Two more employees are needed as customer service representatives for the office. The

surveys are being returned and they will be very helpful. The reason for the surveys has nothing to do with raising assessments but will aid in making plans for the future. It helps to know what type of utilities property owners have. **Mindy** is working hard to find out why some areas are restricted. The information will be retained in the office. The information will not be used to check to see if permits were issued and permit information cannot be tracked totally because permits have not been in effect from the beginning. Information was not always updated and the survey is a great benefit to updating information of property owners. **Mark** also mentioned as better financial records are maintained, the information can be used to obtain grants. It will also be used for help with FEMA in case of a disaster.

Treasurer: Jeni Margherio, Chairman

Steve reiterated it was a good month for collection of assessments with \$366,000 collected in December which is \$30,000 more than last year for the same period. There was \$81,000 in expenses for December. Most of the income from assessments is collected in December, January, and February. From an accounting standpoint, they have switched to the Quick Books system completely. The first payroll has been done in house and will save \$350 a month in accounting fees. The Warrant Sheet was reviewed.

MOTION: Mark Warren made a motion to approve the Warrant Sheet as presented. **Mike Casey** seconded the motion and it was approved by a voice vote.

Money will be set aside in CD's as in the past. There is \$250,000 in Regions Bank and additional money will be set up for dredging. **Steve** said they are researching interest rates and currently the money markets are a little less than one of the banks. The FDIC limit is \$250,000, therefore not all money set aside will be in one place to protect the assets of the company. The amount in the operating account will also be reduced for the same reason.

Security: Pete Passiglia, Chairman

Kim Curtis reported from December 12th to January 12th, it was quiet for the most part. There was some rock taken from RM Drive and that has been resolved. Ste. Genevieve County has been doing some patrolling in Goose Creek periodically. Some alarms have gone off but were false. Some children were run off of the ice at the pond for safety reasons. There were reports of shots fired on County Line but since nothing was found, the sounds could be coming from private property on the other side of County Line Road. A new hire names Ron will begin working in security starting January 15th and will work into doing roving.

Pool: Kim Curtis, Chairman

Kim announced the pool is currently closed and a pool company will be doing some patching on the pool in the spring. They will also work as consultants on the addition of chemicals to the pool.

Permits: Steve Folle, Chairman

The permit report contained 17 requests for permits for the month. They were for: cabin, 1; carport/pavilion, 4; concrete, 1; culverts, 3; excavations, 3; informational, 2; sheds, 2; and well, 1. **Steve** mentioned there were several permits that needed to be approved. The first permit, #6741 was for a seawall. The seawall will be 40 feet long and located in the middle of 2 lots owned by the property owner. There is currently no seawall and will be made of concrete, 4 feet high. The footing will be in the lake when the water level raises but will be back of the edge of the lake since the lake is low at this time.

MOTION: Kim Curtis made a motion to approve Permit #6741 for a seawall. **Mike Casey** seconded the motion which was approved by a voice vote.

Next permit was #6709. This permit was tabled at the last meeting because there were many questions. The issues were resolved by talking to the property owner and a discussion amongst the Trustees.

MOTION: Mark Warren made a motion to approve Permit #6709 and was seconded by **Tom Martin**. The motion was approved by a voice vote.

Fines: Mark Warren, Chairman

He reported there were 10 violations cited last month. Eight were issued warnings and there is no information on the other two but were probably verbal warnings. As far as trash lots and issues of that type, the report is from the whole data base. Of the 347 different issues, 139 have been fined, and 30 to 40 percent have been closed out. **Mike** questioned a culvert fine where the property owner was fined numerous times. He asked who had reported the violations. **Mark** felt 95% of the time it was identified by maintenance or a property owner could have filed a complaint. **Mike** asked if some of the violations concerning the culvert size could be prior to the change in the requirements for the culvert size. **Mark** said the property owner can be warned if they are not keeping the culvert clean and it is causing damage to the roads. If there are any issues the property owner will be warned before it is removed. **David** is currently doing a lot of the investigations on violations and issuing the violations.

Lake and Beach: Tom Martin, Chairman

He mentioned the lake is frozen and while the Fire Department was doing ice rescue training they inspected a few areas concerning the boat ramps. The ramp at the picnic area is going to require some concrete work because a section of the ramp has slid 20 feet out into the lake. By the new beach, there is a lot of gravel that has washed into the area and needs to be dredged out. There is also a problem with the slab at the new beach. The ramp drops off now that the lake is down. One of the pier docks is shut down because it is unsafe to use. Funds are going to be needed for repairs.

Land Acquisition: Lynne Angle, Chairman

Three lots were sold in December; 2 for a \$1,000 each and one for \$800. There were no property surrenders in December but there may be several in January.

Election Committee:

There will be an election in October.

Zella mentioned **Mindy** has been working very hard on updating the maps of Goose Creek. The new ones are available in the office and are much easier to read. There was a discussion about getting one attached to metal for the Recreation Hall.

Covenants: Bob Reeves announced there was no meeting in January but there will be on one in February.

VOLUNTEER GROUPS

Fire Department: Bob Reeves reported 2017 was fairly calm with 17 fewer calls than 2016. There were 78 medical, 37 calls to assist neighboring counties, 8 motor vehicle accidents, 1 vehicle fire, and a total of 10 motor vehicle accidents last year. In Goose Creek, there were 4 structure fires and 16 brush fires. Last year, 74% of the property owners who paid their assessments also bought fire tags. However, only 52% of all property owners purchased fire tags. The fire department purchased a new medical truck; a 4 x 4 diesel with 14,000 miles. It should last a while because they only log about 800 miles a year on a vehicle. There are 20 people on the Fire Department and they received 2 grants last year. One was from Missouri Forestry and Conservation Department for radios and wild land brush gear and a grant from Ste. Genevieve through Holcim Concrete Company for a 22,000 watt generator that was installed in Firehouse #2. It was a total of \$7,500 for both grants. The department completed the ice rescue training and 7 people were certified to do ice rescues. There will be a training course for structure firefighting and another course for natural cover fires (brush fires). The training courses will be due to a grant from Missouri University and some surrounding counties will be also participating in the training. He asked for permission from the Trustees to install 2 more dry hydrants this year. One would be in Lake Sagamore and another one at the new beach under the boat ramp. He will need the use of manpower and backhoe from the maintenance department to complete the project. **Bob** has also acquired all the materials. The Trustees assured him that would not be a problem and he should confirm what he needs with **Zella**. The dry hydrant at 9302 Lakeview, Court 2 (Whaley's) has been damaged by a boat running over it in the water. He asked about the approval on the Fire Tag for Goose Creek.

POVA: Barb Stepney announced there would be a pot luck on Wednesday, January 17th. Ham will be provided and anyone attending is asked to bring a side dish or desert. It will be a special event for the retirement of an employee. The Valentine Dinner Dance

will be held on February 10th. There will be a small charge for the pasta dinner and there will be a DJ for the dance. The playground equipment has been ordered and should be delivered anytime. It will be stored in maintenance and help from maintenance will be needed to unload. Help will also be needed to get the equipment to the fish pond area and to dig some holes. The next meeting will be held on January 27th in the conference room with a Beautification Club meeting to follow.

Beautification Club: **Barb** reported most of the Christmas decorations have been removed and stored. The tree and reindeer still needs to be removed. She asked for permission to add more planters (2 or 3) to block the traffic in the at the pool.

Neighborhood Watch: **Tom Martin** said they still have calendars for sale and will sell them again next year. There is a lot of information in the calendars. The next meeting will be on Saturday, January 20th at the Recreation Hall. Many have purchased the flags to denote their GCL Watchdog group association and will be located on their vehicles.

DNF Club: **David Jenkins** mentioned they had their New Year's Eve Dance but due to the weather the attendance was not as good as usual although, everyone had a good time. They will have their Water Poker Run. He passed information concerning updating the Recreation Hall. They would like to paint the ceiling or add a drop ceiling and repaint the floor. Volunteers would strip the floor and grind it down to prepare it for painting and adding a clear coat. He has received one bid and wanted to have permission from the Board to pursue other bids and gather information. When asked about a time line, it may take from a few days to a week. Some items could be put on the stage to get them off them floor. **Mike** asked about the possibility of grinding off the paint, polishing the concrete, and adding a clear coat. He felt if it was painted it has to be done again. The club does not want to gather any more information or possibilities for improvements without knowing they will be allowed to do the work. They also discussed painting the exterior of the building. If the dropped ceiling was added it was explained how it would be done. After getting one bid for the costs, it was decided they would need monetary help from other organizations. It could also be done in stages as the ceiling would need to be painted before the floor. The insulation would be painted as well as the beams. They are waiting for the new DVR to come in to be installed in Firehouse #2. **Dave** said he realized people didn't like smoking in the Recreation Hall at events. He added he had attended parties there where smoking was allowed and ones that do not allow smoking. He said there may be only 65 people at non-smoking functions compared to 250 at the smoking events. There needs to be a way to get the smoke out of the hall. It will be necessary to get the smoke out at the top. When windows are opened to allow smoke to be pulled out, some of the areas are cold. He suggested putting in dryer vent hose backwards and when the exhaust fans are on it pulls the vents open and they close when the fans are turned off. **Mark** asked **Dave** if he felt he got an answer to his being allowed to go further into exploring the updates for the Recreation Hall.

Mark Warren proposed the Board give approval for the DNF Club to move forward with obtaining bids to refinish the floor in the Recreation Hall. **Mike** asked if the bids obtained from companies are required to have workmen's compensation insurance

because they are working on Goose Creek property. It was decided proof of workmen's compensation insurance would be needed before the project is started. **Mark Warren** amended his proposal to state the Board accepts the opportunity for the DNF Club to go forward to get bids for the projects as long as the vendor hired for the projects has the proper insurance to cover the job same as required on any job hired out by the Goose Creek Board. **Kim Curtis** seconded the proposal and the Board approved by a voice vote. **Mark Warren** proposed the Board vote on the exterior painting of the Recreation Hall and when they identify a vendor and pay them for the work, the vendor must show proof of proper insurance as is needed for any jobs hired out by the Goose Creek Board. **Kim Curtis** seconded the proposal and it was approved by a voice vote. **Dave** asked if they could get rid of the older brown heavy tables that are broken because they are never used. There are plenty of the plastic tables to use when setting up for a function in the hall. There are enough tables and chairs to seat 250 people.

Goons: **Kim Curtis** announced their next event would be the poker run on May 12th. They provided the new LED sign at the front gate. Someone asked if there was any way to get something changed on the sign. It was suggested they talk to **Zella** in the office. It was suggested they advertise upcoming events. **Barb** wanted to advertise the Pot Luck on Wednesday, January 17th, at 6:00 p.m. The event is for **Mickey Bange's** retirement from Goose Creek. Someone also suggested they use smaller lettering in order to read more of the sign at one time.

Mud Dawgs: Nothing at this time.

Herd of Turtles: **Mark** announced the library is still open. If kids need any books for school they are welcome to take books and there is no need to return them.

PROPERTY OWNER CONCERNS

Dean Morton, Plat 2, Lot 248: He asked again about adding an updated to hang in the Recreation Hall. It was suggested it could be on metal with a vinyl skin for the map. The metal could be screwed to the wall. **Barb Stepney** added **Signs, Etc.** in Farmington has the larger printers and could possibly do the sign. **Dean** said he had a problem with the dredging fee that was added to the bill this year. He added they come to the meetings to find out what is going on at Goose Creek. He has not heard anything discussed about the dredging fee and that is why he comes to the meetings to hear these types of things. He thinks more things should be discussed at the regular meetings because the private meetings are to discuss personnel issues and legal items. He asked why they didn't try to figure how to stop the silt from going into the lake before deciding on dredging. **Steve** said they had talked about trying to slow down the water. **Kim** said they had discussed the dredging issue in the meeting on September 9, 2017. He said if the property owners don't know what is going on, the property owners will decide they Board can't be trusted because they are not being honest.

Barb Stepney, Plat 31, Lot 99: She asked if there was a financial report that shows how much money is available in the Lake and Beach Fund. She was told it is on the

Balance Sheet and **Barb** asked if that was available to the public. She said she had asked a customer service rep in the office and they told her they were not available. **Tom** told her on December 17th, there was \$7,646.26 in the Lake and Beach Fund but it is not an accumulative balance. There has been some problems with the accounting and she wants to know what the balance really is. She has kind of kept track of what should have accumulated and has an idea of what should be in the fund. **Steve**, the accountant, has gone back several years to correct and amend the balances in the funds. **Steve** said he could get her the exact amount but he did not have the paperwork with him today. He went back to November 30th, 2015, which was the last time the accountants touched the financials, and moved forward with the revenues and expenses for each fund, Land Acquisition, Lake and Beach, and Road. He did them for the years of 2015, 2016, and 2017. She felt in figuring what has been spent the last few years on lake maintenance and security on the lake, maybe around \$8,000, there should be some residual amount left that could be used for dredging. **Barb** felt there should be at least \$50-60,000 in that fund. **Steve** felt with his calculations, there is probably \$30-35,000 in the fund. She felt maybe they should go back to 2014 to research the fund for corrections because **Rudy** told the accounting firm the funds did not need to be kept separate. **Steve** said when he was hired they had an audit of the financial statements as of November 30th, 2015. He said he could go back and reconstruct the balances to be restricted to the roads, lake and land acquisition. **Steve** said one of the issues **Jeni** had with the accounting firm is they were not treating Goose Creek as a not-for-profit but as a for profit entity. There is no such thing as unrestricted funds in a for profit entity because everything goes into retained earnings. Goose Creek was organized as a not-for-profit entity and he is returning the accounting to a not-for-profit entity which will establish special fund balances. If he needs to go back further to reconstruct more, he can do that. **Barb** said she questioned the Lake and Beach Fund balance when they got the report in 2015 because it didn't appear to be correct. Until now there has not been an accountant to address the issue. She reiterated she felt there should be more than \$30,000 in that fund over the last 3 years since they have not had any major expenditures for the lake and beach. **Mark** said they have spent nearly \$20,000 each year on lake and beach items.

Mike Schaefer felt the reports in the past had accounts that showed the special funds and when there is no simple consolidation out there, how can they be correct. **Mike** felt the numbers are not transparent. It was felt every time the beach was dragged to clear the Goose droppings that was charged to Lake and Beach Fund. The outside accounting firm was also not providing accurate reports. **Bob** asked if there was any statement that was not allowed to be provided to the property owners. According to the Covenants, all accounting reports can be provided to the property owners. **Barb** said assuming there is some money in the Lake and Beach Fund, they should be able to repair some of the boat docks. She added exceptions can be made to the bylaws as far as getting 3 bids for every job. They can be changed to be more user friendly. There was a suggestion to have maintenance do the repairs and replacing of boat docks. There was a discussion about items that are discussed in Executive Session that do concern employees capabilities and the Board felt that should not be discussed in the Regular Session. **Kim** said maybe they could get volunteers who would know how to fix the docks and save money. There could be a liability issue with volunteers. **Dave Jenkins** felt the docks should be

professionally done. **Tom** added of the poles that are currently in the water holding up the docks, 95% of them at the water line are going to break off and then the rest of the pole has to be removed from the lake. That takes special equipment. Most of the docks were not properly installed originally. The Board does not want to put Goose Creek in jeopardy by spending money to repair docks that they do not have right now. They only have employees who can work with no benefits. **Tom** has bids for a floating dock and repairing or replacing the current docks. Some of the galvanized piping has raised tremendously in the past few years. When the bids are received, they will have to compare the materials and type of work that will be done. There was a discussion about what would have to be done to even put in a floating dock to keep it in place. **Barb** asked about the trash compactor project because it could possibly be done while it is cold. **Mike** said some of the work cannot be done such as excavating when the ground is frozen. They are having difficulty in getting the necessary bids. There is money set aside for the project.

Sheri Scott, Plat 1, Lot 88: She asked if there was a possibility of getting the sail type shades that had been researched for the pool. She was told there is not enough money for that at this time in the budget but they would be getting a few new umbrellas.

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

Steve Folle, Secretary