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GOOSE CREEK LAKE TRUSTEES MEETING
December 8, 2018
Transcribed by Carole Seyfarth

ROLL CALL: Tom Martin, Bill Manes, Larry Longworth, Sandy Earls, Lynne Angle, Jeni Margherio, Steve Folle, Mickey Bange, and Randy Davis. Barb Stepney was absent and excused.

Don Sobocinski said the prayer.

MOTION: Larry Longworth made a motion to approve the minutes from the Trustees Meeting on November 10, 2018. **Bill Manes** seconded the motion and the motion was approved by a voice vote. **Sandy Earls** abstained.

MOTION: Mickey Bange made a motion to approve the minutes from the Work Session on November 9, 2018. **Sandy Earls** seconded the motion and the motion was approved by a voice vote. **Larry Longworth** abstained.

There was a guest speaker at the meeting, **Eric Folks**, Program Manager for the Bureau of Environmental Health Services, Missouri Department of Health and Senior Services. Anyone having any questions, please be courteous and respectful and state your name, plat, and lot number. **Eric** thanked Goose Creek for allowing him to come to the meeting and stated he knew a little bit about what was going on concerning septic systems and inspections. He would try to address the needs of property owners when there is a transfer of property pertaining to the Covenants of Goose Creek and make it understandable for both parties. He said he had received numerous E-mails asking about the rules and regulations and he would be happy to address them. He did not want to pull out one section of the rules and not remember the rest. There is a statute in the Green Book (rules governing waste water) that the State has a set of standards every city, municipality, and county has to heed. Municipalities and Trustee Boards can be more stringent than the State who has the minimum, while Goose Creek has the right to have more rules.

Carole Matt, Plat 4, Lot 180/183: The Covenants changes were taken to the property owners in October of 2010. They became effective in January, 2011. The first change was anytime property changes hands and has a sewage disposal system, the property owner shall at that time obtain an inspection of the facilities from a certified sewer

inspector. A copy of the inspection must be provided to the Trustees. Several people are saying they are not allowed to ask for this because it is not required by the State. She said Goose Creek is allowed to be more stringent.

Eric reiterated the Board of Trustees in the Covenants state, no matter what, when property is sold they have the right to ask for an inspection on the system and provide it to the Board. The State does not ask for it with the sale of the property. If an inspector did an inspection and found the system did not have a drain field but the affluent was running into a ditch, the inspector would provide the State with the report but by law the State cannot force that owner to bring the system up to code. The property can still be sold as is according to state regulations. **Eric** stated the only time they get involved is if there is a complaint by a certain party and it has to meet certain criteria. The whole inspection process is for the buyer, seller, and lender and has nothing to do with state regulations. The next part of the Covenant tells the property owner what needs to be done with all the steps if there is a failure. Goose Creek is not the only group that requires a septic system to be brought to standard as there are other counties who require the same. The Covenants state permits must be obtained from Goose Creek and the respective county for the repairs. Within 30 days of the initial warning, arrangements must be made to correct the problem or problems. Within 60 days of the initial warning, the problem must be completely corrected. All repairs must be done by a State Certified Installer and approved by the respective county health department. **Eric** added the health department will make sure the repairs are done in a manner that meets the state regulations. **Eric** said as far as the Covenants concerning this issue being vague, he would only say everybody has a different take on the Covenant, and not being a lawyer, he felt the wording could be changed a little and updated. He mentioned his regulations are from 1996 and his rules could be updated as well. **Carole Matt** stated she was on the Covenants Committee and they had worked with **Jon Peacock** who was in charge at that time. There is nothing illegal in the Covenant but **Eric** suggested they look at the wording. **Carole Matt** said another issue that had come up frequently is installer/inspectors are telling property owners a system cannot be inspected until it has been in use for 6 months. She said she was under the impression that a general inspection of an on-site waste treatment system can be performed by an registered installer at any time. **Eric** said that is incorrect. It cannot be performed by a registered installer and must be done by a licensed inspector for a real estate transaction. Talking about sewer and septic systems can be misleading. **Eric** added if the Board wanted to change the wording of the Covenant concerning inspectors/inspections he would be able to help them.

Elizabeth Barttelbort, Plat 21, Lot 116: She asked for an explanation on the septic inspections because she has talked to different inspectors, and with them saying septic inspections, it seems to be very vague as to what a septic inspection criteria is, what is considered pass or fail, if there is such a thing, and the different types. There are general site inspections, the one with hydrostatic testing, and the one that tests the drain field. **Eric** said there is a document on line, of which he brought a couple, that has the meaning of the inspection or an evaluation (either one called assessments). A licensed inspector comes to the house to assess the waste water system and if the house has been vacated for

a certain amount of time they can do an inspection. They look at the tank and look at the lateral field and do not pass or fail the system, they just simply state whether or not the system meets the criteria. If the house has not been lived in for a certain length of time there is no reason to perform a hydraulic test on the lateral field because the lateral field does not have the correct requirements for testing. It might tell the buyer the system works fine but in actuality once the system is working properly, the system might fail in 2 or 3 months. The evaluation is like an inspection except the lateral field is not tested. **Elizabeth Barttelbort** asked him to explain the fact that a tank has to be at an operating level in order to even do a second test. In order to do a hydraulic test on a lateral field, if the person were to have the tank pumped before the inspector came out and ran 300 gallons, it is all going to sit in the tank and the lateral field is not looked at. It can be overcome by bringing the tank up to a certain level and introduce some water at that point or if they have access to the lateral side of the tank, the water could be introduced there. If the tank is bad, many counties have the issue of the tank having to be replaced. If the lateral system is good, they introduce the water on the back side, perform the test, and if it works okay, the county then issues a tank replacement for that. There have been some instances where the tank has to be replaced before testing. **Eric** said there are evaluations and inspections.

Donna Warren, Plat 5, Lot 205: She wanted to clarify the risk of trying to attempt to run the tests is not that there may be a false fail but that you might get a false pass. **Eric**, added that is correct.

Larry Longworth, Plat 2A, Lots 96/97: He had a question on the licensing of inspectors. Do the inspectors have to be licensed in the county or just have a state license. The regulations say they must have a state license but some counties also have a licensing process but that is mostly to see who is working. He asked if the sale is private or through a realtor are there different rules? **Eric** said no; the inspection is still not required but is an option between the buyer, seller, and lender. That is the only reason for an inspection process.

Randy Davis, Plat 20, Lots 49/50: He felt one of the biggest issues Goose Creek is having is the fact that Goose Creek is requiring an inspection and are holding to that inspection. A lot of people are hitting a road block where they are calling the inspector, he comes out and tells them he cannot inspect the system. They have had those people approach the office and the office tells them they have to get an inspection. He felt the clarification they need is do dormant systems require an evaluation or change them all to getting an evaluation. If they change the wording to say every lot sold would require an evaluation; an evaluation could be up to a full blown inspection but at the very minimum it would be an evaluation where they would come out, state there is a system with all the working components and aside from the hydraulic test, there is no visible emissions on the ground. **Eric** added if he were wording the Covenant, he would say an assessment has to be done that meets the state standard. That way the evaluation process and inspection process is exactly the same for the amount of systems in Goose Creek. If an inspector comes in and says he cannot do an inspection because he has to meet a certain amount of criteria, he would be correct but he could still perform the evaluation. **Randy**

asked if Goose Creek would still be covered if they changed the wording from inspection to evaluation for all properties. It should be assessment. However, **Eric's** job as Public Health and the Environment, is sometimes they find a tank might be fine but the field is bad or vice-versa. A person may get some information which is great but may not get as much information. He added an evaluation is better than nothing. **Randy** said the nature of Goose Creek involves weekend people whose drain field may never see full capacity but they are requiring everyone who buys property in Goose Creek to have the inspection. He felt in order to make it doable, if they change the wording from inspection to evaluation/assessment but still require that somebody licensed looks at the system, the property owner would be able to call someone and ask them to come out and evaluate their system and not be told they can't because it is or has been dormant.

Jeni Margherio, Plat 23, Lot 137: She said they are talking about assessments versus evaluation versus full blown inspections. If they go through the Covenant concerning this issue and work with **Eric** as to what is happening, then someone who is a weekender who has a house, their system is not going to have as much use as someone who is living here. If a person is not permanently living on the property but using it on weekends with plans to use it as a full residence in the future and Goose Creek never goes back to test the system in full use, the laterals are never going to be tested unless they come back and have the hydraulic testing. If they want to require someone who is building a house and they have an existing septic to have an assessment that will cost them; if they know in the future they are eventually going to live in Goose Creek can they require the full inspection at that time. Could Goose Creek require different levels based on different situations? **Mark Warren** said absolutely not because they all lie. She said she is trying to figure out a way because everyone's situation is different. **Eric** said if they are going to say after a person moves in, they must do this, that is going to be on Goose Creek and be difficult. There needs to be some similarity where everyone comes together and finds a final system that works. The inspections are only for buyer, seller, lender situations and is the only time it is valid. He felt what the Board would be best to do is if they are going to change the word to assessment, that would be fine and could meet the state guidelines; or possibly what they could do is have a different type of assessment just for Goose Creek. The person has to be licensed through the state and could still do inspections for a real estate agent but regardless of what they do there, this community could have different type of forms and different types of standards that is a happy medium. **Mickey Bange** asked if they could be required to have an occupancy permit and **Eric** felt it would difficult to police and out of his realm.

Donna Warren mentioned she is a real estate agent and handles a lot of property in Goose Creek. She stated any sale that involves a lender and title company, they are requiring an inspection. Her recommendation is when purchasing property in Goose Creek that has not been occupied, they should get an inspection so they know they may get a false positive on the property system. **Eric** stated there is something that is called the Ultimate Guide Test inspectors can do when a house has not been lived in for a while. If that property does not meet full set backs and that property touches a body of water or stream, they can do a partial hydraulic test. The normal amount of water is 250 gallons for an inspection, the Board could say they could do 40 gallons per bedroom and make

their own standard.

Paul Hillestad, Plat 15, Lots 9/10: He felt they were creating a gray area where they go from inspection to evaluations. They should have one standard for everyone that has property in Goose Creek. If they have gray areas for weekenders they don't have to go by the same qualifications as the full time residents. If there is one standard for everyone they eliminate the problem of all the questions and problems that people are having now.

Randy Davis said he agreed whole-heartedly with having one rule. The problem is with the one rule that is written as it is now, people keep hitting road blocks. No one is saying they shouldn't have septic inspections. **Paul Hillestad** felt if someone wants to come in for a weekend that is fine, but when they become a full resident, no one would be inspecting the house or septic system. They need to have rules and regulations for one thing. **Eric** said the rules and regulations are set by the community as to when they can do which type of assessment. If something were to follow and they do not have to worry about the lateral field, they would get some information but may not get all information. His department has one standard for lenders and Goose Creek does not touch that standard, they can say they want it tested with a certain amount of water.

Bill Manes, Plat 6, Lots 179/180/181: He mentioned they have houses that burn down and somebody decides to build another house and use the existing system. How do the laws follow up on that when there is going to be a new house on an old system and the new house may require a different system. **Eric** said it happens all the time and there is nothing in the law that says that person cannot do that. They do warn them the system will fail very quickly if they lie about what is there or if they do not know what is there such as a 55 gallon drum. Counties and communities can be more stringent about the rules than the state.

Elizabeth Barttelbort, Plat 21, Lot 116: The way to protect the lake is if someone notices sewage is coming up, it can be reported and someone will come out and inspect it. **Eric** said the county can only investigate a complaint by one of two people. It has to be a neighboring property owner or someone who is adversely affected by the issue. It is a gray area and everyone is really affected by the lake here and if they swim in it they are affected. Some people try very hard to find issue with someone. Compared by the East Coast Missouri is way behind but compared to neighboring states, Missouri is doing very well. If a person had straight nitrates going down into the well, because the soil actually treats the water before it goes into wells, it actually causes blue baby syndrome. We need to be sure we keep our water as clean as we can.

Mickey Bange, Plat 16, Lot 64: She wanted to clarify that all inspections are assessments but not all assessments are inspections. **Eric** said assessment is a general term broke down into evaluation or inspections.

Don Sobocinski, Plat 25, Lot 49: He asked is someone built a house on a foundation where the house burned and had the same footprint there should not be a problem. **Eric**

said suppose there was a 500 gallon tank put in with 30 feet of lateral, and the house now has 2 adults and 2 children living there, he would not see that system lasting very long. It depends on occupancy.

Larry Longworth, Plat 2A, Lot 97: He said in a scenario of a failed drain field and the drain field had to be replaced, is it true all the dirt around it has to be replaced also. **Eric** said that is incorrect. The same soil can be used depending on the soil test. If a person has very limited soil and has trenches across that area and there is nowhere to go, importing a certain type of soil is done quite often. It is also a different type of lateral and not pipe and gravel lateral. It is called a drip irrigation system. He said if someone charged \$40,000 to put in new soil, he would question that. If an inspection is done and something is wrong, do not let the same person do the corrections without getting bids. Some counties do not allow companies to be installers and inspectors because of conflict of interest.

Michelle Ernst, Plat 25, Lot 74: She said she is the one who owns the burned down house. The new house was built on the same foundation, three bedrooms, same everything. When the original house burned down, someone stole the pump from the septic system. She had everything fixed and had a guarantee that if the septic system fails it is not their job to fix it. When they purchased the property they were not asked for anything but were asked when they got the building permit. She said they had someone come out, they ran water through the system, and said there was nothing leaking. The company who fixed it, they called and was told someone needed to come out and do an inspection on it. She was told they do not care about pass or fail because if one has an aeration tank, first they did not have a lid on the bottom tank. They had another company come out and they said they could not do the inspection but they would not agree to wasting 1,000 gallons of water. Some inspector said he could not do an evaluation or the inspection unless it had full water and they did not want to waste the water. **Eric** said they would not be wasting the water because in time the tank would have to fill up. The person who is giving them the information may not be clear. They are being told 2 different things and it makes no sense. He added sometimes the inspectors feel that they know everything and if they don't they make their own rule and go with it which is not the way it needs to be. An evaluation can be run without the lid but the lid has to be replaced and they can come out and do a re-evaluation. The state inspectors would be out of their realm to do an inspection on their property because it is not a real estate transaction. If Goose Creek would have their own set of rules separate from the states, the buyer, seller, and lender would deal with the states rules and Goose Creek could abide by their rules which could be a little more simple. **Michelle Ernst** said they are not complaining about the rules, her thing is if the rule was made in 2010, and if not everyone has been asked for the inspection then it needs to be across the board. **Jeni Margherio** asked her if she was not going to provide them with the report unless they ask everyone else to do it as well. She said she did not say that. **Michelle Ernst** said they were going to do it because they want to make sure their septic system is working well. They bought the property in 2016 and were not asked for an inspection. In 2017 when they applied for the building permit they were asked for it. **Zella Pope** started working for Goose Creek in June of 2017. As a new property owner, the **Ernst's**

file was pulled and they checked the Covenants and they required an inspection. She followed the Covenants and asked them for the inspection at that time and gave them a permit pending a septic inspection. They agreed to it because they had a guarantee their system would pass. **Eric** told **Michelle Ernst** they had an issue because they wanted an inspection and they have a person who says they cannot do that. If the Board was to allow it, somebody could run 1 system cycle because their system was designed to run and rest. If they find there are no issues and the tanks were air tight, would that make the Board happy at that point? **Michelle Ernst** said they had already done that and the company put it in writing that they ran a cycle and it didn't have a leak. **Zella Pope** said they did not have the paperwork in the office stating that. **Eric** added there have been some communication issues and there should be a way to get around this where it would work for both parties. **Eric** said he had copies of the Green Book for anyone who wanted one and also had copies of the inspection form, evaluation, and assessment. He would leave those with the Board and copies can be made if necessary. The inspection manual is used for a 3 day class to become an inspector and it explains why they do and what they have to do. There is also some information on water conservation measures to be viewed if anyone has any concerns about it. He said he has also talked to real estate agents throughout the state for education which they have to have so they can understand the process of what they do and their inspectors do.

Donna Warren said she wanted to clarify there is a standard form they use when they do an inspection so their office should always use the same document. **Eric** said there is a standard form that must be used by their inspectors and it does have a seal on it. Those copies are to go to the requesting party, the local administrative authority, the state health department, and to the property owner.

Mark Schnurbusch, Plat 6, Lot 372: He would like to know the difference between a septic inspection and a holding tank inspection. The holding tank inspection has a different sizing criteria and a holding tank should not have an inlet for a water hose running out. The holding tank should be water tight with a working alarm. The holding tank should also have some type of signed agreement for maintenance contract. The paperwork for the maintenance contract should be provided to the state. **Elizabeth Barttelbort, Plat 21, Lot 116,** said someone mentioned an inspection form but is the evaluation on the same form? **Eric** stated there are about 14 different forms provided to the inspectors; one for septic tank, one for a dose tank, one for a lagoon, one for a wetland, etc. There is one for an evaluation versus an inspection. **Zella Pope, Property Manager,** wanted to ask about the time limit from the time a septic system starts being used to when it can be inspected. The inspection says it needs to be in use for 6 consecutive months. What can you do with the property owner who has a septic tank and they are not here for 6 consecutive months. They should have an evaluation.

Jay Ernst, Plat 25, Lot 75: The Covenants call for a sewer inspection but when a system has been left dormant, is an inspection legal. **Eric** said if the Board wants to force the person to do an inspection then whoever does the inspection, it would go against their license. An evaluation can be done but there is terminology of sewer versus septic, assessment versus inspection versus evaluation. He feels this is a fairly easy conflict that

can be solved and benefit all parties concerned.

Mickey Bange, Plat 16, Lot 64: She would like for the issue of wells to be addressed at some time in the future. **Steve Folle** asked how close a septic tank can be to a well.

Eric said if the septic system was there first the well gets the variance. A septic tank has to be 50 feet from the well and a lateral has to be 100 feet from the well. He added one of the things an inspector looks at are the setbacks and a lot of time they do not meet the requirements. The setbacks are set up for current standards. A lot of systems were put in prior to 1996 and a lot of the systems do not meet the current standards. He is currently trying to change and update his Green Book. There is a lot of technology that has been missed since 1996. If that goes into effect and things are changed it might mean the minimum size septic tank in the State of Missouri is 1250 gallons rather than 1,000. How many systems are going to meet that standard? The term grandfather is used just like pass or fail. Lenders need to understand a well cannot be moved but a property owner needs to maintain their system in a good manner in order to keep the well from being contaminated.

Mindy Herrod, Plat 5, Lot 295: She had a question about the water tanks that are being used for septic. They are being used like a holding tank above ground. If the tank is being used for septic it has to meet certain criteria, one of them being a 1000 gallon tank. It has to have 2 feet of saturated soil on top. The inlet and outlet must be 4 feet apart and there is a lot of criteria that each tank has to meet. Above ground, a holding tank or septic tank, has standards that have to be met as far as construction. People in Goose Creek are using plastic tanks that are designed to be used for water. Under state and county standards, they should not be allowed. If they have been there for a long time, the state does not have the authority to tell them they must be changed but for a new application that would be against regulations. If it was just installed, they can do something about it. **Mindy** said when she talks about water tanks, she means the white plastic tanks with the wire around them.

Kevin Whitehead, Plat 5, Lot 285: He wanted to know if they were talking about the tanks that are used to empty holding tanks in trailers and have wheels to be towed to a dump station. **Eric** said he did not have jurisdiction over that but as long as it is in a water tight container it should not be an issue but is covered by the Department of Natural Resources. **Mark Warren** said if a tank is hauled on a trailer he couldn't do anything about it but if it is buried, he can. He added the water tanks that are being used in Goose Creek for sewage are being pumped out by a company and the tank is not being moved. **Eric** said he would not recommend having a tank above ground because of the water pushing out against the walls. Every property owner must provide for proper disposal of the waste water on their system. He is not talking about a porta-john. **Zella Pope** thought what **Mindy Herrod** was referring to was the big plastic containers that are 300 gallons sitting next to a dwelling and is hooked up to that dwelling for waster water. If they have documentation that it was recently placed then the person will have 30 days to correct it and if it is not corrected it can be submitted to the county prosecuting attorney . He advised Goose Creek to work on a list of where those tanks are currently located so they will have a way to tell if something is new.

Sandy Earls, Plat 5, Lot 99: She said they just moved into a new residence and she was told they cannot put a holding tank on the property when they moved down here as long as it would accommodate a septic system. **Eric** said holding tanks are the last logical option. There are many things that have to be looked at before they will allow a holding tank and must be the only option available. **Kevin Adkerson** said a single lot in Goose Creek is 75 feet wide and 100 feet deep, would someone be able to put in a septic system on a lot that size? **Eric** said without variances, probably not. If the lot was deeded after 1996 variances are not allowed by state regulations. There are options but they are expensive and having a well on the property makes it more difficult. If one had a well and there is no way a septic system could be installed, they will approve a holding tank but it has to be monitored by a maintenance contract. Some people have not been contacted by the county to prove they have a contract for maintenance on a holding tank. **Eric** said for them to hold on to their papers because they are going to be working on that in order to know where the holding tanks are located and if they are being monitored. **Steve Folle** asked if any state licensed inspector could inspect in any county and the answer is yes. He said he had called St. Francois County and asked for a list of licensed inspectors for St. Francois County and they said they have about 20. He called Ste. Genevieve County and they said no, it is Bob and he is the only inspector allowed for real estate. **Eric** said **Bob** is the only waste water inspector but as far as for a real estate transaction, there are multiple. He commented on the good/bad inspectors as well as good/bad state and county employees. That is why there is misinformation given. He said if you feel you are not given the correct information, give him an E-mail but he has to know the whole story in order to respond correctly.

Mickey Bange, Plat 16, Lot 64: She asked if they have any rules concerning wells. When inspectors come to inspect a well, they are required to pull a water sample. She was not talking about testing wells, she wanted to know about putting in a well. He said they have no jurisdiction. **Larry Longworth** said DNR had been out many years ago and they would rather see 1 well service a few houses than poking a lot of holes in the ground. **Eric** said just because water is coming out of a hole, that water is being replaced by water movement in the soil. A good idea is to have one system that serves everyone. The problem is a few homes are failing and others are not. They do not want to go in on a deal to pay for the ones that are failing although the next time it may be their home that is failing. It is possible to have too many wells. **Mickey Bange** said they have had Boards in the past that would not allow wells unless there was a way to get rid of the liquid. Water goes down hill so they wanted to be sure it was going into a trailer where it was captured or a septic system. Water follows pipe very easily. That is the reason soil evaluations are taken for a system. **Elizabeth Barttelbort** had an inspector tell her it is a requirement for a state inspector to inspect the well along with the septic system. If it is a drilled well, they are required to look at the above ground construction. Those requirements are from DNR guidelines so basically it is if the well head is above grade, are the seals tight, vent air normal, etc. **Elizabeth Barttelbort** asked if that had anything to do with grade or some type of grading that is to be put on top of the well cap. If it doesn't have a correct vent, that could be an issue. If it is a public well they do not take water samples. **Don Sobocinski, Plat 25, Lot 49,** wanted to be sure he was told the

well head has to be 12 inches above grade. **Eric** said if a person puts a tent around it so concrete can be poured, the grade is where the new surface of the ground is. **Eric** gave all the forms he had to the Trustees.

Zella Pope had the drawing for the employee of the month. Nominees were Dianna Robinson, security; Carrie Smith, customer service; and Levi Burt. Levi Burt from security was drawn for employee of the month.

The next item on the agenda is a proposed amendment to the By-Laws. It was brought to their attention by the accountant that they needed to make a change to their By-Laws with respect to financial items for the corporation. They are proposing a change in the By-Laws, Article 3, Item 3, Sub item C. It currently reads: The Board shall arrange for a suitable audit of the corporation accounts annually or more frequently whenever deemed necessary. The accountant has suggested it be replaced with the following: The Board shall maintain appropriate accounting records. A copy of the following records shall be kept at the corporation's principle office; the Articles of Incorporation and all amendments that are currently in effect, these By-Laws and all amendments to them currently in effect, a list of the names and business and home addresses of the current directors and officers, the most current annual report delivered to the Secretary of State, and appropriate financial statement of all income and expenses.

MOTION: **Larry Longworth** made a motion to change the By-Laws with the amendment as read. **Jeni Margherio** seconded the motion and it was approved by a voice vote.

A proposal was received from the firm of **Massie, Fudenberg, Goldberg, LLC**. for the accounting services for the year 2019. They proposed to provide services and the scope of their services will be the review of the statement of financial position for Goose Creek Lake Trustees, Inc. and the related statements of activities, functional expenses, and cash flows for the year ending November 30, 2018 and preparation of the form 1120H. The fee structure will be a total cost of \$7,200 and that amount is within the budget.

MOTION: **Jeni Margherio** made a motion to approve using the services of **Massie, Fudenberg, Goldberg, LLC** for the year ending November 30, 2018. **Steve Folle** seconded the motion and it was approved by a voice vote.

The Board has been working on the budget for 2019. **Jeni Margherio** said at the beginning of this meeting they had approved the minutes from a work session which was in relation to the budget. They looked over the budget numbers they had from last year, the money that was left over, the wish lists from each department, what they would like to see in the upcoming months, equipment that may be needed for next year and what can be salvaged, and what can be sold to get money in return. **Steve Witte** helped put together the budget numbers. One thing that had to be taken into account was the minimum wage increase that will happen in January. It is a 60 cent increase for those that are currently at minimum wage. **Sandy Earls** thought when they did the work on the budget, they approved \$175,000 for the payroll and when they received the

paperwork, it is \$180,000 but that question had already been answered. She also had a question about the new website amount; it was figured in at \$5,000 and she asked if the \$250 for the updating was monthly or yearly and the answer was monthly.

MOTION: **Mickey Bange** made a motion to approve the budget for the fiscal year ending November 30, 2019. **Sandy Earls** seconded the motion and it was approved by a voice vote.

COMMITTEE REPORTS

Maintenance: Randy Davis, Chairman

One of the big issues was getting through the budget and going through the needs. It is proposed to replace the dump truck and the current one is for sale because it is no longer suitable for their needs. The wood chipper will also be for sale. They are also hoping to replace the side arm mower, upgrading the salt intake facility to a covered bin in order to bring salt in by the ton instead of by the bag, and are currently in the process of cleaning up the back lot. The old culverts and scrap is being hauled off and the money earned will be used for the cover and new salt storage facility. There are items coming up as far as road paving and researching the roads they would like to see paved next year. There are also existing roads left from last year that still need to be paved. There will be a definite time line for completion of the paving plan when they put it up for bid this year. It is planned to do a lot of overlay on the existing roads that are failing. The issue with the lighting at the school bus area brought to their attention by **Sandy Earls** will be fixed. The lights are on order with the Mud Dawgs and the Goons donating all the funds to cover the expenses for the lights. Neighborhood Watch and Beautification Club have also committed funds to help with the expenses as well. **Mark Warren, Plat 5, Lot 305**, asked if when the lights are installed they could please point them down instead of at the roadway like they are at the beach. There is a problem with blinding car drivers. **Randy Davis** said some of the problem is the existing poles are not tall enough. **Mark Warren** added when the light was installed at the boat house it was pointed down and lit up 3 times the area of the old lights. When the other lights were added they all face the road and should be facing down to provide more light where needed. **Randy Davis** mentioned they are going to rent a lift to put the other light in and it could be used to adjust the lights at the boat docks and beach area. **Brian Friese** said the poles are on the wrong side of the parking lot and they may need to add more poles. **Tom Martin** also felt they needed umbrella lights rather than the lights that were used.

Administration: Sandy Earls, Chairman

All the assessment bills have been prepared and mailed. Four new scanners and printers were purchased and \$320 was saved on the purchase. A paper folder was also purchased for \$282.00 which will eliminate hand folding. Five new monitors were purchased for the customer service representatives and \$47.90 was saved on that purchase, for a total savings of \$367 on all equipment. **Zella Pope** mentioned they did all the printing in house for the mailing and did not send anything to the printer for a savings of \$1700.

Treasurer: Steve Folle, Chairman

It was reported they have money set aside in the bank and the road money is in CDs. There is \$85,000 in the dredging fund which will grow again next year. **Jeni Margherio** said the numbers she would read are not final numbers since it is year end. There will be some adjustments and accruals that need to be made. There was \$1.7 million in revenue, \$1.5 million in expenses leaving \$241,000 in the bank. There are other numbers that need to be recorded and **Steve Witte** sent a note of apology for not being at the meeting but he is very ill. He has been working on the books part time when not at his other job to make sure they are kept in line and items reported properly. The auditors will be here in January to do their testing and issue a report for the tax returns. All the information will be available for the March Property Owners Meeting. The Board was asked to review the Warrant Sheet. **Mickey Bange** asked about the payment for Emergency Physicians of \$490 and it was for workmen's compensation issues. There was also a payment for boots to Amazon and that was to replace boots for an employee whose boots were damaged. The CAT payment is the monthly payment on the backhoe. **Sandy Earls** questioned the payment on the VISA card and SAMs. **Jeni Margherio** explained normally there is a breakdown of the charges but they can ask for one. Office supplies, water, and cleaning supplies are usually purchased at SAMs. The Lowe's card usually has the breakdown also.

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

Security: Tom Martin, Chairman

It was reported there were 8 suspicious activities, 5 well being checks, 2 break-ins, 5 shots fired, 1 alarm going off, no power lines down, 2 noise complaints, 1 domestic call, 4 dog complaints, 1 stolen item, no broken gates, 5 arrests (2 property owners and 3 non residents), criminal charges were filed, no motor vehicle accidents, 6 EMS calls, 2 calls for debris on road, gates worked properly for the month, 1 missing person, 2 impounds, 9 informational calls, 0 fights, 0 warrants served, 13 assists for other agencies, and 2 traffic control. They are currently short 1 person in security and have placed an ad for a replacement. They have approved replacing the gates and are in the process of getting bids, hopefully to get it finalized by spring. There will be some inconvenience shutting down one side at a time to dig up the road and put in electric lines. They have also approved for **Adam Bequette** to go to school to become a commissioned officer. They received a \$1900 donation from the Goons to purchase some security equipment. It was mentioned there are still problems with dogs running loose.

Pool: Lynne Angle, Chairman

Pool is currently closed.

Permits: Mickey Bange, Chairman

The permit report for November was: 2 inset docks, 2 campers, 1 carport, 1 concrete, 2 sheds, 1 shipping container for a total of 9 new permits. There are 3 permits to be reviewed by the Board for approval.

Mindy Herrod reported Permit #7145, **Kevin Adkerson** would like to make an inset dock on Plat 5, Lot 295, with 60 feet to the other side of the property and staying 10 foot from the neighboring property. It is stated in the permit the dirt that is to be removed will be used to level his lot and possibly a neighboring lot. **Mickey Bange** asked if there would be a berm or some sort of filter to keep runoff from going into the lake.

MOTION: **Larry Longworth** made a motion to approve Permit #714, **Kevin Adkerson** for an inset dock on Plat 5, Lot 295. The motion was seconded by **Randy Davis** and was approved by a voice vote.

Next was Permit #7149, **Ken Miller**, who would like to bring in a shipping container to be used for storage. He will be adding a new metal roof and painting the outside of the container. The placement on the drawing conforms to the Covenants. It was asked if there were any other containers in Goose Creek and because someone didn't think they were allowed. There is another one in Goose Creek that has been completed with siding and a new roof but may be another that is a work in progress. This property owner plans on adding siding once the house is completed at which time the container will have to be moved. He plans on finishing the house in 4 months and the container in 1 year. The container is 80 ft. x 40 ft. and 8 foot tall. **Mickey Bange** felt that since this was a new Board, they may need some time to meet and have some recommendations as how to handle permits involving shipping containers. The property owner has ordered the container and needs to move items in. **Steve Folle** said they have had a problem with this type of container in the past. **Tom Martin** mentioned they can have something for storage temporarily while building. **Larry Longworth** asked if they could see photos of the container because sometimes they can be rusty and dented. The property owner said he has pictures on his phone that he could provide. **Jeni Margherio** didn't feel they should approve the permit now because since he is remodeling it says a storage container can be brought in temporarily while work is being done on the house. He will have to apply for a permit to make the storage container permanent. **Randy Davis** felt it would be okay to bring it in as long as he has an informational permit on file.

MOTION: **Jeni Margherio** made a motion to put Permit #7149 for **Ken Miller** on hold until the property owner applies for permanent placement of the shipping storage container. The permit will be reevaluated at the August, 2019, Trustees Meeting. **Mickey Bange** seconded the motion and it was approved by a voice vote.

Permit #7155, Tom Martin, Plat 3, Lot 378, is for an old dock to be replaced by a newer used dock with no electric. The dock is in good shape and will be 35 foot total length.

MOTION: **Mickey Bange** made a motion to approve Permit #7155 for **Tom Martin**

and was seconded by **Bill Manes**. It was approved by a voice vote with **Tom Martin** abstaining.

Fines: Larry Longworth, Chairman

Trash lots and violations total: closed, 479; open, 80; total violations to date, 162. Boat stickers: 1693 purchased, 1510 applied, 183 not applied; Non motorized boats: 265 purchased, 226 applied, 39 not applied; ATVs: 1882 purchased, 1707 applied, 175 not applied.

Lake and Beach: Bill Manes, Chairman

There are plans for some improvements at Lake Sagamore. The boat dock will be redone in order for small fishing boats to get on the lake. A few of the boat docks will be worked on to get them in good shape. Some dredging work will be done this year. More fish habitat for crappie will be made and new sand added to the beach. Anyone wishing to participate in the creel count can pickup paperwork in the office.

Land Acquisition: Randy Davis, Chairman

One lot sold in Plat 29, Lot 76, for \$1,000. Two lots were surrendered: Plat 7, Lot 420 and Plat 5, Lot 232. A motion was made and passed to purchase 2 lots that tie to the project at Lake Sagamore for \$3,500. The new maps can be picked up in the office which are more user friendly and easier to read. New property owners will get a new map of the plat that applies to them. **Mindy Herrod** worked very hard to improve the maps and make corrections that were pointed out by the surveyors.

Election Committee: Mike Schaefer, Chairman

Nothing at this time.

Covenants Committee: Bob Reeves, Chairman

It was brought to his attention that a chairman needs to be chosen by the Trustees on a yearly basis. That had been discussed this morning by a few Trustees. **Bob Reeves** said he was still interested in the position. He stated the Trustees had given the committee some proposals to review and the committee had two recommendations for the Trustees to look over. He added they had a very spirited full meeting. **Randy Davis** mentioned the Trustees had a question about the Covenants Committee. He asked if they were appointed positions or is it volunteer past the committee chairman. It is strictly volunteer and the property owner must be in good standing to participate.

VOLUNTEER GROUPS

Fire Department: Bob Reeves reported they had 10 calls last month, six medical and 2 fires for mutual aid, and 2 search and rescue inside Goose Creek. The smoke detector

program is still going on with a grant from Red Cross. They are trying to finalize the paperwork so please sign up if interested. The Fire Department received a grant from the Forestry Department for \$3,000 to be used for communication devices and wild land fire fighting gear for a chain saw and a portable floating pump that will allow them to pump water from any of the lakes. It will pump 450 gallons per minute. The department has lost 3 members: Bill Robertson is moving, Jordan went to New York, and Matt Miller went to New Orleans. They currently have 19 members on their Fire Department and he has two items for the Board. The boards that bar the door are to be removed when there is a function at the Recreation Hall and on a personal note, he would like for the Board to look into a new sound system for the meetings. It is very difficult to hear what is going on if a person is not using a mike in front of them. **Mark Warren** asked how the 450 gallons pumped by the portable floating pump compares to what is pumped by the fire trucks. **Bob Reeves** said the pump trucks pump 1250 gallons a minute but the floating pump is designed to take water out of the lake push it into a pump which then pushes it out at 1250 gallons per minute.

Covenants revisited: **Lynne Angle** verified that **Bob Reeves** is interested in retaining the chairman position of the Covenants Committee. She recommended to the Board that **Bob Reeves** continue his position as chairman of the Covenants Committee. **Sandy Earls** asked how they know who is on the committee and if she wanted to nominate someone how would she know if they are in good standing. Any property owner who is in good standing can join the Covenants Committee. **Bob Reeves** added they have a sign-up sheet at the meetings which are on the first Saturday of the month at Firehouse #1 at 9:00 a.m.

MOTION: **Jeni Margherio** made a motion to appoint **Bob Reeves** as chairman of the Covenants Committee. **Larry Longworth** seconded the motion.

Sandy Earls asked **Dave Wasielewski** if he would be interested in becoming chairman of the Covenants Committee and his response was no so the original motion stood.

Vote on Bob Reeves as Chairman: The motion was approved by a voice vote.

Someone asked what constitutes a property owner in good standing. **Lynne Angle** read the definition from the glossary: The term good standing is defined in the glossary of the Covenants. Property owners who have paid all bills for assessments, liens and fines and are in compliance with the Covenants and restrictions is the definition of a property owner in good standing. **Michelle Ernst** stated the Covenants have to be changed because it is wrong. **Jeni Margherio** said that is what is in place right now. **Lynne Angle** told **Michelle Ernst** she is not in good standing because she is not in compliance with the Covenants.

POVA: The appreciation dinner for workers will be at 6:00 p.m. in the Recreational Hall.

Beautification Club: **Lynne Angle** reported they have been doing some decorating around the complex. There are plans to do some more decorating on Sunday at 11:00 a.m. and Wednesday around noon. Helpers are always needed and welcomed. Cans were taken in this past week and they have recycled a little less than 3 tons of cans this year.

Neighborhood Watch: **Tom Martin** stated there is not much going on but they have a printer for the calendars and they should be ready in 2 weeks before the first of the year. They appreciate any support for the purchase of the calendars. There will be twice as many available as last year.

Goons: **Jeni Margherio** said they will be having their Christmas Party on December 15th at 7 p.m. and it will be a pot luck. The cost is \$10 and children under 16 are free. There will be a DJ and anyone is welcome to come in their pajamas.

DNF: Their last event will be the New Year's Eve party.

Mud Dawgs: **Mindy Herrod** announced they donated \$200 towards the lights at the bus stop.

Herd of Turtles: The library is still open.

Shepherds: **Shawn Jeffers, Plat 1, Lot 44** stated they had an election of officers and are trying to get things organized for the upcoming fund raisers. Please forward any information to them of someone needed to be checked on or any help during the winter months or in the summer. He is very excited about the overwhelming participation by everyone.

PROPERTY OWNER CONCERNS

Elizabeth Barttelbort, Plat 21, Lot 116: She asked what the Board wanted from her concerning her septic system. She does want to be in compliance but she does not live here. She has gone through six inspectors and asked if the evaluation that was stated today good enough for the Board. She said if it is acceptable, she will go forward and have it done but it was mentioned if she does that she would be required to have another inspection in the spring when she is here more. She only plans to do one inspection and asked what the Board would like for her to do. **Sandy Earls** asked if she would like to discuss this privately and her response was no because it involved a few other property owners. If it is on record as to what the Board wants her to do then it should be the same for them. **Lynne Angle** said the Covenants require an inspection and was verified by the speaker today. **Elizabeth Barttelbort** asked which inspection; there is an evaluation when your tank is not at level but she cannot have a full inspection until they are living there for 6 months. She asked again if an evaluation by a state licensed inspector is good enough for the Board. She added currently all her assessments are paid and this issue is the only thing that could be a problem and put her in bad standing which she is trying to avoid. **Zella Pope** felt an evaluation should be sufficient until they are residing in the

residence for 6 months. **Sandy Earls** said if a property owner only comes down on weekends and holidays, how long are they going to let this issue go on until the property owner moves permanently to Goose Creek. **Mark Warren** said if they are going to do that they have to rewrite the Covenants and it has to be voted on. **Elizabeth Barttelbort** mentioned **Eric Folks** told them a full inspection cannot be done unless a person has been using the system daily for 6 months. She reiterated she had been through 6 inspectors and they all told her if they inspect the system and she has not been there for 6 months, they will lose their license. That was stated by the speaker and it is recorded. **Donna Warren** thought it was they couldn't do a valid test on the drain field. **Elizabeth Barttelbort** said the only thing that can be done at this time is an evaluation. She added she does not want to pay for an evaluation and later an inspection. **Tom Martin** said they could make any restrictions they deem necessary as long as it meets the state's minimum requirements. She added what he also said was an inspection cannot be done unless one has lived on the property for 6 months and she is not a resident. She wants to abide by the rules but right now as the rule stands, she cannot do that. She added the one inspector that is on Goose Creek's list wanted to charge \$14,000 to chop up her field because he didn't believe in the permit that was approved in 2012 that she had a drain field. She is not the only property owner with this issue and if the Board wants to wait and discuss it that is fine but she does not want to be punished for a lack of information in the Covenants as it stands. **Lynne Angle** stated there is not a lack of information in the Covenants. **Steve Folle** thought what was stated was the state says there can be an inspection or evaluation and Goose Creek can say one can have an inspection only but it is up to Goose Creek. It was said again that an inspector would lose his license if an inspector gave her an inspection when she has not lived in the residence for 6 months. **Tom Martin** felt he was talking about a real estate transaction and making sure that inspection was up to code for a real estate transaction. There is a difference because the issue is what is required by Goose Creek. He added the common interest is the lake and sewage and the lake do not mix. **Tom Martin** told her to get an evaluation done to make sure all the parts are there and she has everything she needs for a working septic system and then when she comes down during the summer have an actual inspection done. She said she does not want to spend \$1,000 on inspections. She said she is willing to give Goose Creek the evaluation right now but it is not an inspection and an evaluation is an assessment. If they are willing to accept that, she is willing to do that. **Jeni Margherio** verified that **Elizabeth Barttelbort** does not want to become a property owner not in good standing while they discuss the requirements they are willing to accept concerning her septic system. She added that **Eric Folks** had said there is no such thing as a pass or fail so she would like to know the criteria that the Trustees are basing their pass or fail on. **Zella Pope** said the form says acceptable or not acceptable. **Mindy Herrod** mentioned when an inspector does an evaluation or an inspection he makes notes on both forms. Those are the things that are wrong with the septic system and need to be fixed. **Elizabeth Barttelbort** said **Eric Folks** said those are the things that do not meet code. She asked again what they as a Board are asking for to determine a pass or fail. **Zella Pope** said on the form they receive it says acceptable or not acceptable. If it says acceptable that means it is a working system. There are 14 forms depending on what the inspector is looking for and are for different types of facilities. **Elizabeth Barttelbort** also wanted a definition for proof of ownership on an ATV. **Mickey Bange** said they

need a title or registration. A side by side needs a certificate of origin. **Elizabeth Barttelbort** said she would like to see all the Board Members listed on the newsletter if possible and also have a way for property owners to communicate with the Board and not put the office in the middle ie, an E-mail that just goes to the Board. **Zella Pope** commented on the fact that all the Board members do not work in the office and are not always up to date on what the customer service representatives or the permit inspector does. The property manager can be contacted for issues that property owners do not want to go through the office. **Lynne Angle** told her they could look into some form of communicating with the Board Members. **Carrie Smith** added there is a list of the Board Members in the office that is available to property owners.

Michelle Ernst, Plat 25, Lot 75: She said the same as **Elizabeth** said, you guys came in and took their permit off the tree which is a permit they paid for, turned their cards off, saying they are not in compliance. Does that mean you are going to table her issue until you guys discuss what is going on? She was told she is not in compliance with the Covenants. **Michelle Ernst** added neither is **Elizabeth Barttelbort** and everybody else. Until you guys figure it out neither are you **Zella**. She asked her if she had sent herself a letter and turned her card off. She told **Zella** she had her property since February and let's be serious here. If they are going to do it, it should be across the board and make it even. **Zella Pope** said she did not have a building on her property and **Michelle Ernst** said that didn't have anything to do with it. She said the Covenants say anything that has sewage facilities and some of the Board differed with her. She thought it said any property and the Board said it is any dwelling. **Lynne Angle** read: When any improvements for residential use including bathroom facilities are erected on any lot in the subdivision, the property owner shall at the same time construct and add adequate sewage disposal facilities. There is no improvement for residential use on **Zella Pope's** property. **Michelle Ernst** read 6A: Whenever any property in the subdivision that has a sewage disposal facility changes ownership the property owner shall at the same time obtain an inspection of the facility from a certified sewer inspector. A copy of the inspection must be provided to the Trustees. She added it did not say anything about a building. **Lynne Angle** told her to read number 6 right above it. She said paragraph 6A is part of paragraph 6. **Randy Davis** did not feel they were the same thing and one was a line item the way it is written. He said the way it is written, people are having trouble complying. They all know that and know something needs to be done. They are at an impasse where they have been trying to enforce something the way it is written but they know full well it cannot be. Now they are at a point where they have to make a decision how to handle it. Do they hold these people not in good standing when they know there is an issue or do they wait until they can rewrite it. **Donna Warren** says something which cannot be heard and then said the Covenants tells you how to comply with the Covenant and how to deal with it if one is selling the property. Someone unknown is speaking but it is not audible. **Michelle Ernst** said she paid to use both cards but they are turned off at the gate and was told her card will work at gate 1. **Jeni Margherio** said they will discuss the situation with **Michelle Ernst** and **Elizabeth Barttelbort** and take it all into consideration and make a decision. It has been going on for so long and is a tough decision to make because there are a lot of things going on that need to be discussed. There are new members on the Board that need to be brought up to date on

this issue. **Michelle Ernst** said she is not going to spend money to have an evaluation and then spend money again to have a full inspection.

Sandy Earls said they had discussed in the budget meeting about possibly having work sessions where property owners would be allowed to come in for a work session and ask questions. It would be an opportunity for the property owners to come in and feel like they are being a part of the discussion and not being left out. They would also be informed of things that are going on and be informed as to what the Board is discussing. Work Sessions would be once a month or as needed. Property owners could come in but not be allowed to ask any questions and still hear what the Trustees are discussing. At the regular scheduled meeting, the property owner could then ask questions. They are doing their best to let everyone know what is going on because everyone at the meetings is a property owner. She feels everything that takes place at the lake is important to every property owner. The work session minutes will be on the website after they have been voted on and approved.

Leslie Miles, Plat 1, Lot 88, wanted to clarify that in the work session meeting there will be no personnel issues or voting. **Keith Jaros, Plat 21, Lot 221**, asked if all the Trustees are not up to speed on some of the issues how do they know what is going on? **Sandy Earls** said that is the reason for the work sessions. They are trying to make changes and move in the right direction. Everyone is concerned about transparency and secret meetings. Executive Sessions are going to be off limits, period. Personnel issues cannot be disclosed. **Keith Jaros** said he felt the Trustees have a tendency to trivialize some of these issue and they are not trivial to the people involved. **Sandy Earls** said the work sessions would keep property owners up to date as to what they are discussing, their plans, and what they would like to do. The property owners could ask questions about the work session discussion at the Regular Session of the Trustees Meeting. **Mickey Bange** said people need to understand that they are volunteers and it is not a fun job. They are doing it because Goose Creek is their home or home away from home. They do the best they can. They are trying to be fair and open. **Steve Folle** mentioned that is why they had the speaker in this morning to talk about sewer systems. They learned a lot as well as the property owners to help clear up some confusion. The Covenants do need to be changed but it is a long process.

Michelle Ernst, Plat 25, Lot 75, asked if the septic system is leaking in the pool. The pool has been inspected and everything is fine according to DNR. **Larry Longworth** asked where she got her information and she said Facebook. **Paul Hillestad, Plat 15, Lot 9**, said they need to get a new microphone system so everyone can hear and be heard.

MOTION: **Sandy Earls** made a motion to adjourn the meeting. **Larry Longworth** seconded the motion and it was approved by a voice vote.

Sandy Earls, Secretary

MOTIONS

MOTION: **Larry Longworth** made a motion to approve the minutes from the Trustees Meeting on November 10, 2018. **Bill Manes** seconded the motion and the motion was approved by a voice vote. **Sandy Earls** abstained.

MOTION: **Mickey Bange** made a motion to approve the minutes from the Work Session on November 9, 2018. **Sandy Earls** seconded the motion and the motion was approved by a voice vote. **Larry Longworth** abstained.

MOTION: **Larry Longworth** made a motion to change the By-Laws with the amendment as read. **Jeni Margherio** seconded the motion and it was approved by a voice vote.

MOTION: **Jeni Margherio** made a motion to approve using the services of **Massie, Fudenberg, Goldbert, LLC** for the year ending November 30, 2018. **Steve Folle** seconded the motion and it was approved by a voice vote.

MOTION: **Mickey Bange** made a motion to approve the budget for the fiscal year ending November 30, 2019. **Sandy Earls** seconded the motion and it was approved by a voice vote.

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

MOTION: **Larry Longworth** made a motion to approve Permit #7145, **Kevin Adkerson** for an inset dock on Plat 5, Lot 295. The motion was seconded by **Randy Davis** and approved by a voice vote.

MOTION: **Jeni Margherio** made a motion to put Permit #7149, **Kevin Miller** on hold until the property owner applies for permanent placement of the shipping storage container. The permit will be reevaluated at the August, 2019, Trustees Meeting. **Mickey Bange** seconded the motion and it was approve by a voice vote.

MOTION: **Mickey Bange** made a motion to approve Permit #7155 for **Tom Martin** and was seconded by **Bill Manes**. It was approved by a voice vote with **Tom Martin** abstaining.

MOTION: **Jeni Margherio** made a motion to appoint **Bob Reeves** as chairman of the Covenants Committee. **Larry Longworth** seconded the motion and it was approved by a voice vote.

MOTION: **Sandy Earls** made a motion to adjourn the meeting. **Larry Longworth** seconded the motion and it was approved by a voice vote.