

Approved \_\_\_\_\_  
Disk 36, Folder B, LS100223  
And Folder C, LS 100230

## GOOSE CREEK LAKE TRUSTEES MEETING

February 10, 2018

Transcribed by Carole Seyfarth

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

Reminder: The meeting is being recorded and everyone should be courteous.

**Mickey Bange** said the prayer.

**MOTION:** **Bob Wartenbe** made a motion to approve the minutes from the January 13, 2018 Trustees Meeting. The motion was seconded by **Steve Folle** and was approved by a voice vote.

**Chairman's Report:** The heavy brown tables are free to anyone who would like to take one. The Property Owners Meeting will be held on March 17, 2018 at 10:00 a.m. There will be a lot of information available at the meeting. There will be some changes in the parking between the Rec Hall and Firehouse #1 at the request of the Fire Department. It was mentioned that parking would be allowed as in the past but not all agreed. It was decided to discuss the issue further before making any final decisions. There is a possibility the area on the other side of the Rec Hall could be graveled for more parking during events. It was also suggested a sidewalk be installed to aid handicap patrons. Security is running as usual and two new personnel have been added in the department.

### **Maintenance: Mike Casey, Chairman**

The 2018 Road Paving Plan has been decided upon and the map will be available at the Property Owners Meeting. It is only a proposed plan and they will pave until they run out of money but there is no guarantee all roads scheduled will be paved. Repaving of some roads is also scheduled. Tracks are needed for the older skid steer. It is left in the parking lot to be used to load cinders during bad weather. The cost of the tracks will be \$1,913 including freight.

**MOTION:** **Mike Casey** made a motion to order the tracks for the skid steer and the

motion was seconded by **Pete Passiglia**. The motion was approved by a voice vote.

It is proposed to pave the new beach area but the trees need to be removed in order to grade the area and obtain extra parking. Vehicles and trailers are allowed to park there for day use only. They still plan to leave a picnic table for use by the property owners.

**MOTION:** **Mike Casey** made a motion to remove the trees at the new beach before proceeding with paving. **Steve Folle** seconded the motion and it was approved by a voice vote.

It was discussed to redo the area at the low water bridge near Lake Harper. It won't cost a lot of money but would be better served to have the runoff water go through one large culvert rather than 3 small ones. It would require a 20 foot, 30 inch culvert and gravel. Larger gravel will be added to help funnel the water. People are purchasing property on the other side of Lake Harper and they need to improve the road. The maximum cost would be \$1,500.

**MOTION:** **Mike Casey** made a motion to look into repairing the area at Lake Harper and adding a new culvert and gravel. **Bob Wartenbe** seconded the motion and the vote was unanimous.

**Administration: Lynne Angle, Chairman**

**Zella** reported in **Lynne's** absence. The copier in the office is getting older and it is harder to get supplies and make repairs. The current cost for the lease of the copier is \$193.28 a month. A quote has been received for a reconditioned copier and the 5 year lease would be \$194.10 or a purchase price of \$5,650 with a service contract of \$78.54 a month. The new lease cost is 82 cents more per month but the copier has a higher print speed. The option of purchasing a copier compared to leasing was discussed. The maintenance contract includes all supplies and maintenance for 5 years whether leased or purchased. If purchased there is a separate fee for the service contract. The service contract covers maintenance, parts, toner, and labor. **Jeni** stated most companies lease their copiers. The current copier was used when they leased it and they are unable to get parts for repairs.

**MOTION:** **Bob Wartenbe** made a motion to lease a new copier for 5 years and **Kim Curtis** seconded the motion. The vote on the motion was unanimous for approval.

Next item for discussion is a server update. **Zella** has been working with **Computer St. Louis** to clean up the server and acquire virus protection. When the server was originally installed no virus protection was added. The current server was installed in 2015 but the software program is from 2008 and a new server would cause compatibility issues. Currently there is only 9 ½ % of free space after some of the clean up has been performed. A new hard drive has been ordered and will be provided free of charge because they have a back-up agreement. It will provide more free space and is an additional hard drive that will be added to the current server. **Zella** read the e-mail she

received which states Goose Creek currently has 9.5 % free space (82.54 GB free) 814.51 needs. Last CE image was 5 million 66 thousand 17 GB and they currently only have 5 GB. She wanted to update the Trustees on the current situation with the server. **Kim** asked where they were on trying to get the software updated. There is no software program that suits Goose Creek needs so one is going to have to be developed. She ran across some information where a past property manager had contacted someone about a software program and is going to establish contact with them to see what was discussed. The anti-virus protection for the server is going to cost \$45 per year. The kids fishing tournament is planned for May; last year Goose Creek paid \$500 to supply fish for the tournament and she needs Board approval to furnish the fish again this year.

**MOTION: Kim Curtis** made a motion to pay \$500 towards the purchase of fish for the kids fishing tournament. The motion was seconded by **Tom Martin** and the vote for approval was unanimous.

**Treasurer: Jeni Margherio, Chairman**

They are in full swing with Quick Books and getting great numbers. They are no longer using **Maloney, Wright, and Robbins** as their accountants. The new accountants will have the tax returns filed on time and the financials will be ready for the Property Owners Meeting next month. There are some issues with the tax returns that were filed last year and those will be discussed. As of January 31<sup>st</sup>, gross income was \$846,000; expenses, \$697,000 leaving net income of \$685,000. (Comment; the numbers do not appear to be correct) Since there is an adequate cash flow at this time, they will be working on dispensing some of the funds into CDs to get money out of the regular cash account. This will allow for money to pay expenses at the end of the year. They did not use all the money that was set aside last year so they added money to it and have \$250,000 in that account. They will check into using other banks for CDs to get favorable interest rates. She had a question about some of the charges on the VISA card and some of it was for postage. The conference room was updated and looks nice. The Warrant Sheet was reviewed and **Mike** had a question about a payment to Linda Copeland for paint. It was to reimburse her for paint she used to paint the security office. Everything is being prepared through Quick Books and they are no longer using an outside service for payroll which will save close to \$4,000 a year. **Kim** asked about being over the FDIC insured amount at Bloomsdale Bank and Regents Bank. That has been discussed and the money will be split so all the money is insured.

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

The CD in Belgrade Bank in the amount of \$45,000 is to pay for the renovation of the trash compactor area. Another signature needs to be added on that account and that has already been discussed. Another signature will be added when the renewal comes due. **Tom** asked about the \$449.00 for Christmas decoration and it was explained it was decorations for the security building.

**Security: Pete Passiglia, Chairman**

GPS tracking devices have been ordered for the security Jeeps and will be installed by **Pete**. It will allow monitoring and tracking on the Jeeps as well as checking back history. Rovers are reporting there is not much activity and the new hires in the guard shack are receiving training. There have been some card mishaps and he asked for everyone to be patient. A lockbox may be added to the outside of the office for complaints. Please bring any complaints to the office or e-mail them to **Zella**. There are some positions open in security and they are looking for summer help and security personnel for the boat. All personnel in security will be cross trained. **Pete** added he would like to thank the DNF Club for getting the cameras for Firehouse 2. They are waiting for Lightwave to get service for transmission to the guard shack.

**Pool: Kim Curtis, Chairman**

Pool is closed but they need one more pool person for the summer.

**Permits: Steve Folle, Chairman**

There were 14 permits for February; 2 carport/pavilion, 3 culverts, 3 excavations, 1 fence, 3 garage, 1 informational, and 1 septic system repair. There are no permits pending. **Jeni** mentioned a while back when she was having a deck built on her RV she tried to go online to get the permit and there was no application on the website. Questions have been asked as to why there is no permit application online. She said she had been told when most of the property owners get a permit, they do not fill it out properly and it is better for them to come to the office to get the application so any questions they may have can be answered. She felt if they could get the property owner to fill out most of the information required on the permit as opposed to going to the office, wouldn't the process be faster. **Mindy** explained she talked to someone this morning about this issue and when the permit is filled out in the office they cover a lot of information required on the permit such as property lines, a number of measurements, where the structure will be located, and it saves meeting with the property owner twice. **Zella** felt one of the reasons the office has been reluctant to put it online is some property owners will want to fax or email the permit application. Nothing can be done with the permit until payment is made. She added they could put the permit application with a notation stating it has to be brought into the office after it has been filled out and paid for before any action will be taken. It was discussed and agreed to put it online with the notation.

**Fines: Mark Warren, Chairman**

Since the inception of the program there have been 360 issues; 211 letters sent and 144 fines. The highest fine on record is \$1,550 according to the book but **Mark** added he knows there are higher fines recorded. There is someone in the office who is doing regular follow-ups and checking property that has fines to be reported back to the committee. Anyone disputing the fines should go to **David** or **Zella**. If the property

owner doesn't get satisfaction or there is an issue it will be reviewed by the committee and may be overruled. There has been a lot of controversy in the past concerning fines but recently it has been quiet. If anyone has any concerns about fines, please let them know. **Ron Frohmann** asked if anyone knew how much money had been collected for fines. There are some records concerning this issue but **Mark** did not have the information with him. **Zella** explained there was a list but it was not included at this time because she needs to get with **Mickey** to learn how to prepare the report. **Steve F.** mentioned the fine for \$1,550 has been going on since 2015 and 17 letters have been sent to the property owner. **Zella** added she has some issues with some of the fines that have been going on forever and something needs to happen. There are no totals for last year on hand and the numbers **Mark** provided are from the inception of the fines program. Anyone interested in fines can go to the office and find out the amount of fines but no names will be given. Filing liens have been addressed with the attorney but they are not always the answer. There was a reminder that anyone wishing to speak from the floor should sign up at the podium and they can address their concerns after the business meeting has been completed. On the administration report it shows they have collected \$400 in fines from December 1 to January 31. **Pete** asked where they are on the judgments and **Zella** and **Steve W.** are working with the attorney who has been very difficult to reach. Since they are not responding and do not return calls, they have discussed looking for different attorneys. All cases are filed in St. Francois County and they hope to have a report on the top 20 for the March meeting.

#### **Lake and Beach: Tom Martin, Chairman**

They are still trying to get bids on the dock repairs or replacement. It is going to be expensive as they have received another bid for \$24,000 to replace one dock. A conservation person has agreed to come to Goose Creek to look at some different issues with the lake.

#### **Land Acquisition: Lynne Angle, Chairman**

One lot was sold last month for \$800 and a lot was surrendered generating a \$843 write-off. It was felt there should be a review of surrendered properties to see if it is financially beneficial to take the property as a surrender before doing a write-off. They are going to hold a land sale beginning on April 14 and there are 302 lots for sale.

**Election Committee:** There will be an election in October. Anyone wishing to run for Trustee can sign up between April 15 to July 31.

**Covenants:** **Barb Stepney** reported at the meeting last Saturday they talked about a need to define how to get valid items on a ballot. She asked about the arbitration panel and was told it is still being reviewed.

### **VOLUNTEER GROUPS**

**Fire Department:** **Bob Reeves** reported last month they had 11 calls; 5 medical, 1

brush fire, 2 structure fires outside Goose Creek, 1 structure fire inside, 1 vehicle, and 1 odor of gas. March 22 they will be holding a structure fire fighting class which will include about 6 other fire departments in the area. People are welcome to watch but will have to stand away from the area. They will be conducting the class at the boathouse area so they can use the dry hydrant. There will be no damage to the area blacktop. Fire tags are coming in pretty good. He reminded everyone fire tags are required for each lot or the property would not be covered. Someone asked if Goose Creek has to pay when other fire departments come in to help fight a fire. The answer was no because it is a mutual aid contract with the state and it is reciprocal with other fire departments. Fires will be fought without a fire tag but the property owner will be billed. Each person is responsible for their own property. A grace period is offered if the property owner has paid in previous years. A fire tag is needed for an empty lot.

**POVA: Sheila White** mentioned they have purchased the playground equipment for the pond area. It will be stored in maintenance and help will be needed when it comes time to install the equipment. The Valentine Dance will be held tonight depending on the weather. Goose Creek POVA does have a website and will be posting information about the dances and when they need help. The doors will open at 6 and dinner will be served at 7 with the dance following at 8 p.m. POVA will also be doing the St. Patrick's Dance on March 17<sup>th</sup> as GCLA is disbanding. A Pot Luck dinner will be held on Wednesday and they will have a pasta dinner.

**Beautification Club: Barb Stepney** said not much is going on presently. They will need help with the cans and work on the planters. She has received one price for the concrete planters and they will start working again in the spring.

**Neighborhood Watch: Tom Martin** stated everything has been quiet concerning theft in Goose Creek. There was a house fire that was not suspicious as it was caused by a wood burning stove. They will meet this coming Saturday in the conference room.

**DNF Club: Dave Jenkins** reported he has received another bid for the Rec Hall floor. They have considered doing tile instead of painting the floor. It was discussed doing it in two colors and maybe add carpet to the stage. They would repaint the sides of the stage. It will be commercial tile and needs to be waxed. He has a friend who has volunteered to wax the floor. **DNF** will sand down the floor to prepare the floor for tile by grinding down the high areas and patching the holes in the concrete. Most of the groups have agreed to help with the cost of the flooring. **Zella** asked how they would keep the carpet clean on the stage and they also need to add another hand rail by the steps. Others did not like the idea of the carpet on the stage. There is approximately 6,000 square feet of floor area and the cost of the tile is about \$6 a square foot. **Dave** said they would prefer doing the tile. **Tom** asked about acid washing and some suggested sanding it down and staining the area. The tile is a non-skid type of surface.

**Update: Mike Casey** reported Lead Belt Pump would be at Goose Creek in about half an hour to repair the problem with the well so there is water in the Rec Hall for the dance.

**Dave** added they plan to rent a POD unit to store everything when they remove it from the Rec Hall. **Jeni** volunteered to get them a POD or similar unit to use for storage. The next event for the club is the water poker run. The price to paint the floor and add a clear coat would be \$7,200.

**Goons:** **Wilbur** said they had paid out \$1,000 reward to **Ron and Pat McGlassion** who provided information for the arrest and conviction of Brendon Donovan. He is out of jail on probation and is not allowed in Goose Creek. The next event will be their Poker Run in May. **Mark** asked **Wilbur** what he thought their group's opinion would be about the planned change in the parking area. He said he was not sure but the more parking the better. Everyone wants to be able to park by the door. The theft concerning Brendon Donovan was somewhere around party cove.

**Floor:** **Pete Passiglia** asked about how slick the paint would be if it was epoxy and someone mentioned grit could be added.

**Mud Dawgs:** Nothing at this time.

**Herd of Turtles:** Library is still open.

## **PROPERTY OWNERS CONCERNS**

**Donna Warren, Plat 5, Lot 305,** wanted to ask about the visiting procedure for real estate agents showing property in Goose Creek. She heard there were some changes and modifications made recently. One of the changes was they wanted the real estate agent to use their own car when showing property. She felt there was a safety issue and did not want to take people she did not know in her car. She preferred they follow in their own car and there is also a liability issue. She did say since then that modification had been changed but now the procedure is the agent has to get a worker pass and the buyer has to get a buyer pass. If it is so cumbersome for agents to show property in Goose Creek, agents will not want to try to promote property. She felt if a person could identify themselves as an agent, have a license and are a professional, the agent should be allowed to enter Goose Creek by presenting their proof of insurance. The same procedure should be used for their clients. They could get a buyer pass but she did not feel they should have to be accompanied by the real estate agent. Buyer passes are given to people who come into the office requesting to look at property in Goose Creek and they are allowed to go out on their own. People are not going to want to purchase property in a subdivision when they cannot drive around by themselves to check it out. Her next point was when buyers have a contract on a piece of property, a lot of things have to happen before they close. There are inspections, a final walk-through, repairs to the property which they want to supervise, the appraisal, etc. **Donna** said it was difficult for her and she lives her. It would be more difficult for agents coming from surrounding areas. She recommends if the buyer has a contract and can show they are actively purchasing property and show insurance, they should be allowed to enter Goose Creek to go to the property. They can give their name so they can be tracked. Buyer passes can only be obtained if the office is open and are only good for two hours. **Pete**

presented a scenario for someone who is purchasing property and he asked if there was another type of pass the buyer could use. **Mike** suggested they could offer a pass to the purchaser for a certain period of time for the contract and when the contract is over the pass is no longer valid. **Zella** said any contractor who comes in that is not a property owner receives a worker's pass. Others who are delivering concrete, gravel, or other building supplies can only enter if there is a building permit on file for the property owner receiving the materials. **Donna** asked if it was true motorcyclists can enter Goose Creek without stopping because it is too hard to stop and the answer is yes if it is a property owner that the gate person recognizes. If they are not recognized they have to stop and present credentials. Real estate agents need access to property and **Donna** stated she knew with other lake developments it is also hard to get in so the agents tell the prospective buyer they will see what they can do to gain entry. **Zella** mentioned when a property owner brings a guest into Goose Creek, the property owner is responsible for their guest. She added if a realtor brings someone to look at property, they need to be responsible for the guest. There was more discussion on this issue such as how do they monitor the 2 hour limit if someone has a buyer's pass. Security does drive around if they notice the person has not left Goose Creek after a certain period of time. Some of the Trustees felt this issue needed to be addressed to find a solution.

**Mickey Bange, Plat 16, Lot 64**, wanted to say she is 99% retired from Goose Creek and would like to thank all the wonderful people and Trustees who attended the going away party. THANK YOU!

**Barb Stepney, Plat 31, Lot 97**, had a question about the passes and entry into Goose Creek. She said when they have someone visiting their house to repair something, she calls down to the gate and tells them what company is coming in. **Ed Helderman** said they called the office to have a pool person come in and were told to get a worker's pass. **Zella** said if there is a permit then the person needs a worker's pass. If someone calls security for a cable person, deliveries, repair estimates, etc. security writes it down and when that person comes in they mark it off. Security will check trucks and enclosed trailers.

**Barb** wanted to discuss the issue of cutting down all the trees at the new beach to pave the parking lot. She asked if they had a cost of paving that area for parking. There is no cost at this time and it will only be done if there is money left from paving the roads. **Barb** asked if they could save at least one or two trees. **Pete** asked why it needed to be paved and **Mike** said if a person goes to the new beach area while the water is low, one can see all the gravel that has washed into the lake. It can be graded to have the water go to the culvert pipe but the gravel will still end up in the lake. **Mike** said the only way to pave it is to take out all the trees to keep the roots from pushing up the asphalt. Twenty loads of gravel have to be added to the new beach parking area every year. She mentioned it was not originally to be a parking area but a loading and unloading area for boats. **Kim** mentioned they have an issue with everyone cutting through that area and what is going to happen when all the trees are removed. She suggested planting new trees around the picnic table at the end to keep people from cutting through. A pavilion could be added for shade. **Bob** added they have been watching that area for two years

which is how they know 20 loads of gravel are added each year. They are trying to be cost effective. He has been told every time you add gravel around a tree it is just a matter of time before the tree will die. The goal is to prevent spending a lot of time and money on some areas and the parking area at the new beach is one of them. The problem with blocks falling into the lake at the new beach will also be addressed. There is no plan to remove trees by the Rec Hall if they add more parking area.

**Barb** wanted to address the area at Lake Harper where chips from the tree trimming are being dumped. She was concerned that a heavy rain could wash them into the cove. She felt they need to be moved or people can take them for mulching. That issue will be addressed.

**Bob Reeves** would like to remind them he would like to add a dry hydrant at the new beach when they start working on that area. **Tom Hejlek** commented on the good job the Trustees did on the heating/cooling system. It is warm in the building and the system is quiet.

**Sandy Earls, Plat 5, Lot 100**, asked if pictures could be posted in the security office for people who are not allowed in Goose Creek. There are pictures posted.

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

---

Steve Folle, Secretary

## MOTIONS

**MOTION: Bob Wartenbe** made a motion to approve the minutes from the January 13, 2018 Trustees Meeting. The motion was seconded by **Steve Folle** and was approved by a voice vote.

**MOTION:** **Mike Casey** made a motion to order the tracks for the skid steer and the motion was seconded by **Pete Passiglia**. The motion was approved by a a voice vote.

**MOTION:** **Mike Casey** made a motion to remove the trees at the new beach before proceeding with paving. **Steve Folle** seconded the motion and it was approved by a voice vote.

**MOTON:** **Mike Casey** made a motion to look into repairing the area at Lake Harper and adding a new culvert and gravel. **Bob Wartenbe** seconded the motion and the vote was unanimous for approval.

**MOTION:** **Bob Wartenbe** made a motion to lease a new copier for 5 years and **Kim Curtis** seconded the motion. The vote on the motion was unanimous.

**MOTION:** **Kim Curtis** made a motion to pay \$500 towards the purchase of fish for the kids fishing tournament. The motion was seconded by **Tom Martin** and the vote was unanimous for approval.

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

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