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**GOOSE CREEK LAKE TRUSTEES MEETING**  
**March 10, 2018**  
Transcribed by Carole Seyfarth

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

**Reminder:** Meeting is being recorded so please be considerate of Trustees and property owners.

**Ron Frohmann** said the prayer.

**MOTION:** **Mike Casey** made a motion to approve the minutes from the Trustees Meeting on February 10, 2018. Motion was seconded by **Kim Curtis** and approved by a voice vote.

**Old Business:** Next week, March 17, will be the Spring Property Owners Meeting at 10:00 a.m. A lot of financial information will be available that day. The parking at the Rec Hall had been discussed concerning the Firehouse side. They also discussed putting in an additional parking area on the other side of the hall and are in the process of getting the property surveyed. The reason additional parking is being considered is due to the Fire Department needing to keep the area clear in case of an emergency.

Please hold all comments and questions until the end of the meeting and sign up at the podium to speak.

**COMMITTEE REPORTS**

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

They have a new proposed bid for the trash/dumpster area. The bid has been awarded to **Dean Robinson Excavating**. The total bid is \$53,275. It includes moving the trash compactor, moving the entrance for the disposal company, adding concrete retaining walls, concrete slabs to hold the dumpsters, concrete pad for the trash compactor, and

putting in a new area by the trash compactor for the Beautification Club. A concrete wall will be used in place of a hand rail and the revamp of the dumpster area should be completed by May. This revamp has been discussed for a long time and the plan is to recess the trash dumpsters below the ground level to make them more accessible for bulk items. The trash compactor should be used for all household materials. A comment was made there was no survey on the area and proposed one be made before work begins.

**MOTION:** **Pete Passiglia** made a motion the dumpster/trash area be surveyed before work begins. **Bob Wartenbe** seconded the motion and it was unanimously approved by a voice vote.

Someone from the audience asked if a drain system was going to be installed and it was explained the road would be pitched for runoff. The concrete height of the wall being used as a railing will be according to OSHA standards. There will be an open area in front of the dumpster to allow access to the dumpster by removing a chain. A plan will be available at the office. There will be 5 openings for dumpsters but not all would be used during certain times of the year. The trash compactor will be moved to the front of the dumpster area along with the recycle of cans area for the Beautification Club. The area will not be accessible to anyone outside of Goose Creek. Lights and cameras will be used as they are now for anyone who violates the rules concerning the dumping of trash and other material in Goose Creek.

The trees have been removed from the new beach area and the hope is to get the area compacted to be ready for paving which will be the last area paved for the year. Requests for bids to do the paving will be released next week and the plan for the projected paving of roads for 2018 will be displayed at the meeting next week. The purpose for paving the new beach area is to prevent the addition of 20 or more loads of gravel each year which will save on manpower, hauling and the cost of gravel, and dredging out the gravel that washes into the lake. It will also offer more parking area. It was asked if truck and trailer parking would be allowed at the new beach. Permanent overnight parking will not be allowed but there was a discussion about allowing daytime parking. Some felt it has never been allowed and should remain that way while others felt it should be allowed for people who have access lots and nowhere to park their vehicle and trailer. It was decided to hold off on the parking until after the area is paved to see how much room will be available for parking as well as other options. The plans for property owners adding docks is to have them built at the beach and pool area since the asphalt has had a chance to cure rather than at the new beach. It is preferred the docks still be built at the new beach area to help compact the gravel until it is ready to be paved. If parking is allowed for vehicles and trailers at the new beach it would deter traffic cutting across the area rather than using the road. Until further notice, no vehicle/trailer parking will be allowed at the new beach.

**Administration:** **Lynne Angle, Chairman**

The office is very busy and the staff is processing a lot of assessment payments, stickers, fines, etc. so please exercise patience if there is a crowd. A few customer service representatives have been hired and are in the process of being trained. The new copier has been installed and well received by the office staff. They are looking for bids for a new ID card printer. The new cleaning lady appears to be doing well. Last year a property owner came to Goose Creek with a proposal to keep the geese off the beach and boat ramp area. **Lynne** would like to revisit the issue of the geese with that property owner and get some more information. It is a noise deterrent that will scare the geese away but will not bother humans. There were some property owners who had volunteered money to help pay for the system. The system is used on golf courses.

**Treasurer's Report: Jeni Margherio, Chairman**

Income year to date is \$1,000,054; expenses, \$200,000; net income \$817,000 which is at budget and the same as previous years. There are a lot of projects coming up to be worked on. Financials are complete for the year and will be forwarded to the new accountants. A presentation of financials will be presented by **Steve** at the Property Owners Meeting and be covered more in depth. As of November 30, 2017 they ended the year with \$1.687 million in revenues; \$1.682 million in expenses leaving a net income of \$84,553. The financial statements will be available in the office and a waiver will need to be signed to receive a copy as they are for property owners viewing only. The Warrant Sheet was reviewed by the Trustees. **Pete** had a question about the Verizon Wireless bill and it was explained it was for the office phones, cell phones and the service for the office.

**MOTION: Mark Warren** made a motion to approve the Warrant Sheet and it was seconded by **Tom Martin**. The motion was approved by a voice vote.

**Security: Pete Passiglia, Chairman**

They are regrouping with new personnel. There is a Jeep that is in the shop needing repairs for electrical issues. There is a discrepancy as to whether this will be covered by warranty. They will be notified as to what will be covered by warranty and what will not. The cameras at Firehouse #2 were installed last month and the satellite was being installed to transmit to the guard shack. There are plans to have a new supervisor for security. **Zella** has been helping to get things lined out in security. They are looking for a commissioned officer but would like to get issues in order before taking that step. The GPS systems have not been installed because they are waiting for the software for the computer.

**Pool: Kim Curtis, Chairman**

Pool is closed and will reopen in May.

**Permits: Steve Foley, Chairman**

For the month of March, they issued 25 permits; 2 for boat dock/lifts, 1 cabin, 5 campers, 3 carport/pavilions, 4 culverts, 4 excavation, 3 informational, 2 sheds, and 1 home addition. There are 4 permits pending, one is for a boat lift on an existing boat dock. There is no electric, a battery, but has solar power panel with a 120 volt pump. It will be necessary to be sure the dock is grounded. The permit will not be approved until grounding is added. (See update Permit #6770)

**Permit 6770, James Bauer**, would like to install a boat lift on a boat dock using 12 volt solar power (not 120 volt). That will not require grounding.

**MOTION: Kim Curtis** made a motion to approve **Permit 6770** for **James Bauer** to add a boat lift to their boat dock with the correction of the pump being powered by 12 volts, not 120 volts. **Pete Passiglia** seconded the motion and the motion was approved by a voice vote.

**Permit 6777, Jesse Jackson**, wants to install an 18 x 28 foot dock and attach it to a current dock. It falls within the requirements for distance from the property lines. The ladder will be a flip up type. The existing bridge will be used and falls within the 40 foot total length. The property has been surveyed and verified. There will be no electric on the dock.

**MOTION: Kim Curtis** made a motion to approve **Permit #6777, Jesse Jackson** to install an additional 18 x 28 foot dock to the original dock and was seconded by **Tom Martin**. The motion was approved by a voice vote.

Next permit was **Permit #6786, John Anderson, Plat 15, Lot 13**, who has provided pictures of a used dock which is in good shape. He will shorten the walkway to conform to the 40 foot length. The dock has encapsulated foam and the property has been surveyed. He will need to fill out an inspection sheet to be approved for electric on the dock. It has a fold out ladder which will be in the water. There is currently no electric on the dock.

**MOTION: Kim Curtis** made a motion for **Permit #6786, John Anderson**, to be approved for a boat dock only, subject to shortening the walkway so it does not extend farther than 40 feet into the water and once electric has been added to the dock he will provide an approved inspection form for the electric work on the dock. The motion was seconded by **Jeni Margherio** and was approved by a voice vote with the exception of **Mike Casey** who abstained because he was doing some work on the dock.

**Permit #6766, Kathy Checklee**, is asking for an 8 foot variance to install a shed. She has limited space because of a tree that she does not want to remove. **Mike** asked if the variance was from the neighbor's property or Goose Creek property. It is on a cul-de-sac and there was a parking space there before they purchased the property. **Bob** checked out the property and said it is the last house on a dead end road and would not hinder anyone's line of sight and felt the variance should be warranted. **Mark** saw a picture and said it is on a cul-de-sac but behind that is the neighbor's property. Back in that area is where the shed is going to be placed. The neighbor needs to sign off on the variance if it is too close to their property line. **Mark** felt it could not be approved without a notarized variance from the neighbor. The phone number for the neighbor can be provided by the office as long as it is not restricted. If it is, the office can contact them and ask them to call her. It can be notarized in the office for free and it was suggested it be recorded at Farmington so she will be covered if the neighbor's property is ever sold.

**Fines: Mark Warren, Chairman**

The numbers reported are in the data base which has been around for quite some time. There are 82 active trash lots and the total fines for those lots is \$47,750. Twenty two of those lots that are active do not have fines because they are more recent. There are 4 violations on the report and are items that are more of security's concern than covenant violations. One of the violations has a warning, one was fines, and the other two currently do not have fines.

**Land and Beach: Tom Martin, Chairman**

It has been decided to do in house repairs on the docks. It has not been definitely decided to do the repairs with only maintenance personnel or to incorporate volunteers. They might use a contractor if they can find someone to work with what they have. They are going to need people to volunteer with older boats to try to get some trees out into the lake to build crappe beds. Any help would be appreciated. The existing crappe beds have deteriorated dramatically. The crappe beds will be put in 6-10 feet of water as recommended by the Missouri fishing biologist. They will probably be kept closer to the shore and will work with the property owners for permission when necessary. Concrete blocks are needed to tie up the crappe beds. **Mike** suggested they make tie downs using concrete, bolts and a 5 gallon bucket. They also may not stock the lake this year but the lake will be checked after a fish study is performed by the fishing biologist. They may add some fat head minnows if they can establish a place for them to hide.

**Land Acquisition: Lynne Angle, Chairman**

There were 4 lots sold in the month of February; one for \$1500, one for \$600, one for \$1000 and one for \$800. There were none forfeited and there is still a land sale

scheduled for April 16-20. They will be advertising the sale soon.

**Pete** reported they have approved 228 stickers for motorized boats, 129 of those have been applied to the boats and 99 have not been applied. Non-motorized boat stickers approved were 47 with 29 applied and 18 not applied. Stickers for ATVs were 683 approved; 382 applied and 301 not applied. He asked if they could do a comparison to last years numbers when they do the report next week for the meeting.

There will be an election in October and they will need to seat 3 new Trustees. The end of July is the deadline to receive applications so anyone interested should apply soon.

**Covenants:** **Bob Reeves** reported they are discussing several issues concerning the development and are still working on them.

## **VOLUNTEER GROUPS**

**Fire Department:** **Bob Reeves** reported they had nine calls last month, 1 for an assist, 3 brush fires, 2 medical calls, and 2 residential structure fires assisted outside Goose Creek. On March 23-24, they will be having a training session near the boat house for structure firefighting. Five counties will be represented in the training session. Anyone wishing to watch will be restricted to a certain viewing area. He stated he is still receiving fire tag applications which are appreciated and reminded property owners every lot owned must have a fire tag. The income and expense report for 2017 will be ready for the Property Owners Meeting. Daylight saving time change will be done this weekend. He mentioned helicopter calls have declined and there is a different protocol. The county has the final say as to whether the helicopter lifts out the patient. Patients go to the nearest stabilizing station and then it is determined if they should be flown out. There is Survival Flight out of Festus which is the closest and Air Evac covers Farmington. They will try to use Air Evac as much as possible because they were here first and most people have their insurance. To be safe people should buy stickers for both services. Reminder: When lights are flashing please do not burn.

**POVA:** **Barb Stepney** announced they would be sponsoring the St. Patrick's Corn Beef and Cabbage Dinner plus the dance. They will be serving from 6:30 to 7:30. The cost is still to be determined. They are working on the playground equipment for the fish pond which has been delivered. They are looking to prepare the sight for installation and will need some volunteers weather pending.

**Beautification Club:** **Barb Stepney** reported they took cans in and put the money in the bank. They have lots of planting to do soon and they talked about adding 2 to 3 more planters to the parking area at the pool to deter traffic.

**MOTION:** **Kim Curtis** made a motion to approve Beautification Club to add

additional planters in the parking area by the pool. **Lynne Angle** seconded the motion and it was approved by a voice vote.

It was suggested to get a bigger trailer with a hole in the side for cans so they only have to be handled one time before taking them in. **Barb** said a lot of their cans received are crushed. Unfortunately some of the bags contain trash along with the cans.

**Neighborhood Watch:** **Tom Martin** reported there is not much going on and it has been fairly quiet. There will no meeting in March but their next meeting will be April 21<sup>st</sup> at 11:00 a.m. at the pool pavilion when they will be having their spring ride-around. Hamburgers and brats will be available. **Mike** said he has had a fair amount of property owners in the last few weeks tell him they have been seeing the rovers a lot more and he wanted to let security know they do appreciate that.

**DNF Club:** **Margaret Jenkins** said there is nothing to report at this time. They will not be doing the floor as proposed earlier.

**Goons:** Someone reported they are working on their poker run scheduled for summer.

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

**Herd of Turtles:** Someone cleaned up the library and it looks great. They think it was the cleaning lady. She is doing a great job.

## **PROPERTY OWNER CONCERNS**

**Mickey Bange** wanted to address the large hole on the side of the road by the mailbox where the yellow pole was. There have been several accidents there. **Mike** stated he would look at it after the meeting and get back to her.

**Dean Morton:** He asked how many miles were on the Jeep that needed repairs. There are about 51,000 and the drive train is covered under warranty up to 100,000. He asked **Tom** if he has ever heard of using PVC pipe for crappe beds. **Tom** replied cedar trees are free. **Dean** asked if there was a culvert pipe size that is required when a permit is requested. **Mike** said they try to do a 15" minimum which can be waived if there is bedrock and they can't dig down far enough to use 15". **Dean** said his neighbor put in a really deep culvert which has caused water to gather and will probably cause the road to erode. **Mike** asked what the plat and lot number was where it was installed and he stated it was Plat 4, Lot 143. He was afraid the road would break off if someone got too close. **Mike** said he would check it to see if they put in a bigger one than was permitted. There was more discussion on this issue and a lot depends on the installer of the culvert. **Dean** asked if they were going to move the buoys this year. **Mark** said he did get the older map to show where they should be and they are not correctly placed. Maintenance needs

a copy of the old map to know the placement if they move the buoys.

**MOTION:** **Bob Wartenbe** made a motion to adjourn the Trustees Meeting for March 10<sup>th</sup>. **Mike Casey** seconded the motion and it was approved by a voice vote.

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Steve Folle, Secretary

**Addendum:** They will be getting a permit to oil the geese eggs again this year.

### **MOTIONS**

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