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GOOSE CREEK LAKE TRUSTEES MEETING
April 14, 2018
Transcribed by Carole Seyfarth

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

Ron Frohman said the prayer.

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

MOTION: **Mike Casey** made a motion to approve the minutes from the Property Owners Meeting on March 17, 2018. Motion was seconded by **Tom Martin** and approved by a voice vote.

Chairman's Report: The dumpster area is being reworked. It is difficult for some people to throw the trash in the dumpster since the trash compacter is currently not in use. Anyone having a problem should place the trash near the dumpster and tell security and they will make arrangements to have it disposed of properly.

Reminder: The meeting is being recorded so please be kind and courteous to Trustees and fellow property owners. There is a sign-up sheet at the podium for anyone who wishes to address a concern and all questions and concerns will be addressed after volunteer reports.

COMMITTEE REPORTS

Maintenance: Mike Casey, Chairman

There has been a change in the design of the renovation of the dumpster area. The plan was flipped to make the dumpsters less visible. There will be no change in the price. The paving bids have been returned and were opened at the meeting. They were from Bauman and Lead Belt Materials. The bid from Vern Bauman for paving only is \$55.79 a ton installed and Lead Belt Materials was \$48.35 per ton for the roads and \$46.82 per ton to pave the parking lot at the new beach. The bids will be reviewed to be sure the services are the same on each bid. There is much work that needs to be done to prep the roads and that will begin immediately, weather permitting.

Administration: Lynne Angle, Chairman

The office has been busy and employees are working hard. Interviews are being done to hire seasonal people, employees for maintenance and security. The first Employee of the Month award was drawn from those nominated and was Jessica Partney. She will receive a certificate and 8 hours of paid time off. In December all nominees from each month will be placed in a drawing and the person drawn will receive a monetary award to be determined by the Board and named Employee of the Year. There are forms in the office for anyone who would like to nominate an employee from any department and they can be dropped in the locked mailbox outside the office. The nominees for April were: Diana Robinson, Linda Copeland, Carrie Smith, Steve Witte, and Mindy Herrod. The names will only be put in the December drawing one time regardless of how many times they were nominated to make it fair for everyone.

Treasurer: Jeni Margherio, Chairman

Cash is being moved around to insure funds are available for the end of year. Money was added to the savings account at Regions Bank; two new CDs were opened, one for Lake and Beach Fund and one for the Road Fund. Total income for March was \$156,000 and year to date is \$1.2 million; net income for the month was \$60,000 and year to date is \$878,000. **Steve** has been doing a good job sending out letters to past due accounts and money has been coming in. Trustees were asked to review the Warrant Sheet.

MOTION: Bob Wartenbe made a motion to approve the Warrant Sheet and was seconded by **Tom Martin**. Motion was approved by a voice vote.

Security: Pete Passiglia, Chairman

Bob Wartenbe reported security is hiring for summer help, full time rovers and personnel for the gate. Anyone who is interested can contact the office. The tracking monitors have been added to the Jeeps and can tell when the vehicles are idling, moving, what speed, and where they are. There were 12 suspicious activities reported: 6 for wellbeing checks; break-ins, 2; shots fired, 1; alarms, 1; downed power lines, 1; noise complaints, 2; domestic calls, 2; and dog complaints, 1. Boat stickers purchased year to date were 530; 388 applied and 142 not applied; non-motorized boats, 81 purchased; 50 applied and 31 not applied; ATV stickers 783 purchased; 514 applied and 269 not applied. All numbers are close to last year or maybe down some. Since numbers are now being recorded more accurately, there will be better numbers for comparison next year.

Pool: Kim Curtis, Chairman

Zella has talked to the contractor who will be preparing the pool for use this year. He will be here on May 7 to do some repairs and add new lights. He will uncover the pool,

do all the care during the summer, and have it ready to open by Memorial Day weekend.

Permits: Steve Folle, Chairman

There were 74 permits issued in April: dock repair, 1; boat dock lift repair, 1; cabin, 1; campers, 7; carports, 11; concrete work, 1; culverts, 10; decks, 2; excavations, 17; garage, 1; informational permits, 9; pole barn, 2; sheds, 9; well, 1; and modular replacement, 1.

Pending permits for approval: Permit 6810, Richard Ragsdale, would like to do some repairs on an existing dock that is floating on barrels and make it stationary. He will be using treated lumber. He has 20 feet of lakefront and will retain the current 20 foot dock but make repairs, although it does not conform to the covenants it has been there a long time. The lot is normal size at the front and tapers down to 20 feet at the lake. The neighbor also has the same type of lot and they both currently have docks in existence. The stationary dock will be better than a floating dock with barrels. A variance should not be needed because both neighbors have existing docks and one dock is in serious need of repairs.

MOTION: Mike Casey made a motion to approve Permit #6810 for repairs to an existing dock and was seconded by **Tom Martin**. Motion was approved by a voice vote.

Permit 6826, James Brandemeyer has a residency permit and there is a container on the property to hold tools. They would like to add a new roof to the container to match the home and make the container permanent. They plan to add siding and a shed type door and build a garage later. There have been issues previously when people have promised to side containers and the work has never been followed through. The property owners would not have a problem with signing an affidavit to have the work on the container completed in a time specified by the Board. It was brought to the attention of the Board that the property owner is currently in violation because a permit has expired.

MOTION: Mike Casey made a motion to table the violation and Permit 6826 for the box trailer container pending further investigation and **Mike** will look at it. **Jeni Margherio** seconded the motion and it was approved by a voice vote.

This issue will have to be resolved before approving a permit for the garage.

Permit 6870, P.J. Clemens, would like to move a dock from Plat 25, Lot 92 to Plat 11, Lot 40, and attach it to an existing floating dock. He will remove the flotation device from the dock and replace it if necessary. He will remove the barrels from his current dock. There are no measurements but he owns both properties. There was some concern about moving the dock.

MOTION: Jeni Margherio made a motion to approve Permit 6870 to allow moving the dock From Plat 25 to Plat 11 with the understanding the property owner must remove barrels and replace with encapsulated foam within 90 days. **Mike Casey** seconded the

motion and it was approved by a voice vote.

Fines: Mark Warren, Chairman

There are currently 72 open fines. Of those there is \$31,400 in fines. Ten have not yet been fined. They have closed out 18 pages of fines with about 20 to a page within the last 3 months. Some violations have been written by security for vehicles running stop signs, not yielding, and 5 warnings were issued. Security has been stepping up writing violations. Year to date, \$2400 has been collected in fines and put into the general fund.

Lake and Beach: Tom Martin, Chairman

Eleven crappie beds were added to the lake and an old map has been updated. The map of all crappie beds is available in the office. Bloomsdale Excavating will be doing some emergency dredging at the new beach to make the boat ramp more accessible. They are awaiting a material list from the contractor who will be doing the repairs on the docks.

Land Acquisition: Lynne Angle, Chairman

In March, 7 lots were sold for \$5,000 and 2 lots were surrendered. More will probably be surrendered due to collection efforts for past due assessments. There will be a lot sale until April 20th.

There will be an election in October to elect 3 new Trustees and anyone interested should apply at the office.

Covenants: They are currently working on a couple projects.

VOLUNTEER GROUPS

Fire Department: Bob Reeves reported fire tag money is still coming in. There were 5 fires last month. It is brush fire season so please check the lights before burning and if windy, definitely do not burn. If the lights are on and the sign says it is unsafe to burn, it is strongly recommended do not burn. There were 11 lots that burned last weekend and thankfully all the property owners had fire tags. They will have a brush fire training course on April 20-21. There were 28 firefighters who attended the structure fire training last month. It was a good training experience. He mentioned tornado season is approaching and suggested everyone prepare. Generators should be run once a month. You should have 5 days of drinking water and food, propane for the BBQ pit, gas for the generator and vehicles, medical supplies, candles, flashlights, clothing, and a preplanned place to go. He announced on Monday morning, radio frequencies would be changing for St. Genevieve and St. Francois Counties. Anyone who has a scanner will have to be on the new frequency. The fire department had 12 calls; 7 medical and 5 brush fires. The state regulator has given **Bob** permission to give the new frequencies. The basement under the office can be used as a place to take safety during a tornado warning. It was suggested people put the alert app on their phone.

POVA: **Barb Stepney** said along with the Goons, they purchased new playground equipment which has arrived. They are considering using an outside contractor to put it together. They have found a company who does this type of work and are negotiating with them to install the equipment. They have requested the use of the area at Firehouse #2 and electricity to bring campers in while working on the playground equipment. It will be on a weekend. There was a question about liability insurance and who would be responsible if something happened to the equipment. It needs to be made clear to the workers they are not allowed to bring in ATVs, etc. while in Goose Creek. **Barb** said they will need a ton of gravel, the site leveled and holes drilled by maintenance. POVA will have a poker run on May 5 with registration at noon and the run will be from 1-4. A meeting will be held on the last Saturday, April 28th at 10:00 in the conference room.

Beautification Club: **Barb Stepney** announced they will be doing some planting and getting mulch. Some plants also need to be replaced. They are still working on a plan and number of concrete planters. She would also like to check on the plans for the can area that will be added to the dumpster area.

Neighborhood Watch: **Tom Martin** reported it has been quiet and they will be having their spring ride around Saturday at the big pavilion at 11:00. Anyone interested in joining is welcome.

DNF: **Pat Sullivan** announced they would be having their water poker run in July.

Goons: **Bill** said they will have their annual poker run on May 12th. There will be no dinner/dance but they will have basket raffles, 50/50, and be picking up trash looking for the golden ticket. The winner will win a big screen TV. They will also be selling hot dogs, burgers, and nachos at the rec hall and have some food at the fish pond.

Mud Dawgs: Nothing at this time.

Herd of Turtles: Library looks great.

Kids Fishing Tournament: Cheryl and Mindy are in need of donations for kid's prizes or money to purchase prizes. Every child gets a ticket. They have help and donations for soda, hot dogs, and burgers. **Mike Casey** volunteered to donate hot dog and hamburger buns. Anyone wishing to donate prizes can drop them off at the office. They need 5 tables and some canopies. They were told they could use the freezer in the snack bar and the ice container outside the pool to store ice for the event.

PROPERTY OWNER CONCERNS

Donna Breandermeier, RM Drive, mentioned they had added 2 cameras on their property to help be aware of any suspicious activity concerning them or their neighbors. She added when someone turns on RM Drive there is a terribly junky lot and another has a shed that is caving in. It is frustrating for her to try to get a permit to make a storage

unit very appealing to the eye and they are having a lot of difficulty getting the permit. She said they have tried to purchase the property but the neighbors do not want to sell and the neighbors also think they were the ones that turned them in for a junky lot which they did not do.

Sandy Frohman, Plat 15, Lot 26: She mentioned there is a rumor that some of the security personnel have been seen carrying weapons and asked if that was true. The response was that is no longer an issue. She also wanted to address the issue of security and rovers taking the Jeeps to Jake's to get their lunch and drinks and felt it was a misuse of Goose Creek property. It was explained they are allowed to pick up their lunch, get a coffee, or pick up a soft drink. They also have better control since the monitors have been installed on the Jeeps. There are instances when security has to possibly monitor a camera from Jake's or Dori's for something that has happened in Goose Creek. She added she is not the only one who felt that way. The new GPS tracking system that was installed in the Jeeps will tell how long a vehicle was parked in a certain place, how long it has been idling, the speed they are driving, and every road they have been on for each shift.

Barb Stepney, Plat 31, Lot 97: She wanted to address derelict boat docks on the lake. If there is a boat dock on the lake that could be considered derelict and in very poor condition is there any action that can be taken? Most of them have been on the fine list numerous times and nothing has happened. She asked since the boat dock is on Goose Creek property, can they do something? The answer was no because the boat dock is private property. It was agreed there are some docks that definitely need attention but have not been reported or fined. The dock she was discussing belongs to property owners who own property on Cardinal and they have been fined for a long time. **Zella** said if she can get the plat number, lot number, and address, she can have it checked out. **Barb's** question was have they looked into the legality of having unsafe or hazardous docks removed from the lake? At one time, Goose Creek had removed a boardwalk with a gazebo because it was a safety issue and the owners would not fix it. The property owner on Cardinal appears to have no intention of fixing their boat dock. The property is owned by the Ploppers. She also had a question about the exact rule concerning a metal container on your property. It is the understanding they can be brought in and put on property for a limited time to store tools for building but they are not to become permanent. They can stay until the permitted construction has been completed. There needs to be more discussion and clarification on this issue. Someone asked if siding was added and they made it look nice, is that allowed? A lot of people say they are going to do that to get the container into Goose Creek but never follow through. **Zella** read the covenants concerning such containers that went into effect on October of 2013.

Dean Morton, Plat 2, Lot 248: He is still concerned about portable toilets being too close to the property line and the lake. There are a number that need to be moved because they are in violation. It should be considered a structure and have to follow the covenants for property allowances. He asked what they were going to do about it especially the ones that are too close to the lake and with the rain the height of the lake has raised. It has been an issue for a long time. He also said since they have the GPS

on the Jeeps, could they get a report every month on the activity. It was said it is not for public knowledge but would be reported to the Board. Some of the report could possibly be mentioned at the meeting, such as the mileage. There are regular check points security is supposed to monitor and that could be checked. **Barb** said in some cases there are places where security can sit with their windows open and hear a lot of what is going on. **Dean** also wanted to address the barrels that are used as flotation devices for docks. He felt it would be beneficial to put it on a ballot to no longer allow them to be used on new docks and have to be removed from docks that have a permit for repairs. **Dean** asked why the white tables cannot be loaned to be used for the fishing tournament. The brown tables are more durable and there is a chance the white tables are too light and could possibly blow away.

Donna Warren: She wanted to thank security for making it easier to allow potential property owners in to look at property that is for sale. She did have an issue with contractors coming in to do emergency repairs when there is no permit. They should not be stopped from bringing in equipment that is needed for repairs. They are usually allowed to come in if the property owner calls security. **Mark** had to go to the security building to get Lead Belt allowed in to repair their well. There was no reason for them to get a permit for an emergency repair. **Mike** felt they could make up an emergency log book for this type of situation. There was more discussion on this issue and how these types of repairs could be made easier.

Ed Onkle: He was complaining because his road has never been paved when all the roads around him have been paved. Nothing has been done when it rains and the road gets washed out. He also said his road is never fixed and there is a lot of drug traffic on his road that everyone knows about and nothing is done. He was told to call the sheriff because the rovers are not to get involved in an altercation with anyone. There are also other roads that have not been paved and are not on the schedule for anytime soon.

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

Steve Folle, Secretary

MOTIONS

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