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GOOSE CREEK LAKE TRUSTEES MEETING

May 12, 2018

Transcribed by Carole Seyfarth

ROLL CALL: Steve Folle, Tom Martin, Lynne Angle, Bob Wartenbe, Kim Curtis, Jeni Margherio, Mark Warren, and Randy Rickerman, Alternate. Pete Passiglia was absent with no word and Mike Casey had an excused absence.

There was a reminder the meeting was being recorded so please be courteous to others. There is a sign up sheet at the podium and property owners comments will be addressed at the end of the meeting. **Bob Wartenbe** said a prayer.

MOTION: **Tom Martin** made a motion to approve the minutes from the Trustees Meeting on April 14, 2018 (as corrected). **Lynne Angle** seconded the motion and the motion was approved by a voice vote.

Chairman's Report: The dumpster area is nearly completed but they are waiting for correct electrical wiring for the compacter. It should be completed by Memorial Day weekend. The horseshoe area is for the Beautification Club to use for collecting cans.

COMMITTEE REPORTS

Maintenance: Mike Casey, Chairman

Zella reported she was told the paving of the roads for this year's plan should begin in June or July. There are roads that need to be paved, repaved, and repaired. Goose Creek is dependent upon the contractor for a time line due to a limited response to bids on the paving. The paving plan will be posted on the website and is also available in the office.

Administration: Lynne Angle, Chairman

It was reported they had discussed switching some of the parking for the Rec Hall away from the Fire Department. The property was surveyed on the east side of the hall and that area will be prepared for parking. Culvert pipes, gravel, and manpower from the maintenance department will be used in preparing the area. There will be a handicapped area on the west side between the hall and the fire department. They plan to use 2 culvert

pipes, one connecting band, 4 loads of gravel, and landscaping blocks along with 2 of the maintenance employees and will cost approximately \$4,500. Please do not park side-by-sides or ATV's by the fire department so they can respond properly to a fire call.

MOTION: **Kim Curtis** made a motion to approve the work to be done and supplies needed to do the parking area on the other side of the Rec Hall for additional parking at a cost of around \$4,500. **Tom Martin** seconded the motion and it was approved by a voice vote.

The Board needs to approve donations to install the geese deterrent system at the beach area to alleviate the problems with feces from the geese. It would be nice to have this completed before new sand is added for the year. They would need to go back to the property owners who presented the plan and offered to donate money to install the system. It should be installed by a professional certified electrician.

MOTION: **Jeni Margherio** made a motion to allow the property owner to move forward with the geese deterrent project and receiving donations. All donations should be given to Goose Creek and not the property owner who has proposed the system. The donations will be properly noted, given to **Steve**, and a check for the total amount will be paid to the property owner upon completion. **Bob Wartenbe** seconded the motion and it was approved by a voice vote of Trustees present with the exception of **Mark Warren**.

The employees in the office were thanked for their work as it has been extremely busy.

Treasurer: Jeni Margherio, Chairman

Total income year to date is \$1.3 million, expenses \$451,000, leaving a net income of \$883,000 which is a little ahead of last year. The Trustees were asked to review the Warrant Sheet and **Jeni** had a question about all the repairs for the dump truck. She asked if there was a plan in the future to replace the dump truck rather than spending more money to fix it. This will probably be discussed at the maintenance meeting.

MOTION: **Jeni Margherio** made a motion to approve the Warrant Sheet. The motion was seconded by **Kim Curtis** and approved by a voice vote.

Security: Pete Passiglia, Chairman

Zella reported in **Pete's** absence. In the month of April, there were 3 suspicious activities reported, 3 well being checks, no break-ins, no shots fired, no alarms, 2 power lines reported down, 2 noise complaints, no domestic calls, 3 dog complaints, 1 stolen car, and 8 broken gate reports.

Pool: Kim Curtis, Chairman

There have been 3 repairs completed on the patching of the pool, work on the electrical lights, and they need to finish power washing and cleaning of the pool. The professional

company will begin filling the pool and adding chemicals soon.

Permits: Steve Folle, Chairman

There were 78 permits applied for in May: 5 dock/lifts, 10 campers, 10 carport/pavilions, 10 culverts, 3 decks, 21 excavations, 1 full residence, 7 informational, 1 pole barn, 8 sheds, and 2 wells.

Permit 6826, James Brandemeyer: This permit was postponed last month and was asked if the Board had made a decision on this permit. It concerns a mobile truck bed and the property owner is asking to retain the container and add siding and a roof. The decision was made that if the property owner adds siding and a new roof, the container can stay. No other permits will be granted until the process is completed. The property owner asked how long it will take to get the garage permit approved once they have completed the work on the container. **Mindy** stated once the container is completed, she would take pictures to prove the work has been done and then the permit can be processed for the garage. They will be given two months from today to complete. If they have any problems due to weather, they can contact the office.

MOTION: Bob Wartenbe made a motion to approve **Permit 6826, James Brandemeyer**, for the container to be sided and add a roof to be completed in 2 months from May 12, 2018. If it is not completed by July 12, 2018, the container is to be removed from Goose Creek. **Lynne Angle** seconded the motion and it was approved by all Board members present with the exception of **Mark Warren**.

Permit 6955: the property owner is asking for a variance of 10 feet to the property line due to the drop off of his property. They would like to put a pavilion over a pontoon boat. **Tom** said he had looked at the property and asked if the property owner was going to move the camper. **Steve** added he had also looked at the property and wondered why there was a need for a variance. They said the property dropped off too much and they didn't want to spend a lot of money for fill. **Steve** didn't feel there was much of a drop off. The property owner said he has 2 pontoon boats on the property. **Steve** didn't feel there was a need for a variance. The property owner tried to explain why they felt they needed a variance.

MOTION: Bob Wartenbe made a motion to deny the variance for **Permit 6955**. **Lynne Angle** seconded the motion and the voice vote was unanimous.

Mindy will work with the property owner for a solution so they can still use the same permit.

Permit 6920, Justin Wilhope: He would like to add a boat lift to an existing stationary dock. He was asked if he had filled out a form for electric on the dock. There is electric on the dock now and meets the requirements but a form has not been filled out or submitted to the office for approval. The property owner is an electrician and will fill out the proper

paperwork.

MOTION: **Mark Warren** made a motion to approve **Permit 6920, Justin Wilhope**, with a caveat that the dock needs to come into compliance for the electrical work. **Jeni Margherio** seconded the motion and it passed with a voice vote.

Permit 6943, Lynn Craig: The property owner would like to put in a mechanical boat lift and all the property lines are in compliance. There is no electric on the dock.

MOTION: **Lynne Angle** made a motion to approve **Permit 6943, Lynne Craig**, to add a boat lift to an existing dock. Motion was seconded by **Kim Curtis** and was approved by a voice vote.

Permit 6941, Ken Chambers, Plat 21 Lot 11: Property owner would like to add a swim dock to his current dock. He has an easement agreement with the neighbor. It was mentioned that in the past if something was added to a dock, the current dock must be in compliance. He has an easement agreement but it was recommended he get it recorded with the county for his protection.

MOTION: **Jeni Margherio** made a motion to approve **Permit 6941, Ken Chambers**, pending the property owner getting the easement agreement, getting it signed by the office, and recording it with the county. **Steve Folle** seconded the motion and it was approved by a voice vote.

Permit 6907, D. Murray, Plat 1 Lot 1: Property owner would like to put in a new dock with a swim deck attached. It would go 36.6 feet into the lake and is in compliance with the 10 feet from the property line. He would like to add electricity and was informed he needs an electric inspection and a materials list. He is replacing the original dock and will have a concrete walkway to the dock.

MOTION: **Mark Warren** made a motion to approve **Permit 6907, D. Murray**, for a dock incorporating a form to meet the requirements for an electric inspection. **Kim Curtis** seconded the motion and it was approved by a voice vote.

Permit 6902, Ken Miller, Plat 11 Lot 34: Property owner would like to move a dock from Plat 6, Lot 2 to Plat 11, Lot 34 and add an 8 foot walkway. It currently has a floating ladder that is too far into the lake. He would move the ladder to the side of the dock to shorten the total length. He will need an electric inspection. Someone will look at the dock after it has been moved to be sure it is in compliance with the proper measurements.

MOTION: **Tom Morton** made a motion to approve **Permit 6902, Ken Miller**, to move a dock from Plat 2 to Plat 11 and it will be inspected after it has been moved. **Kim Curtis** seconded the motion and it was approved by a voice vote.

Permit 6888, John Anderson: Property owner would like to add a floating swim dock on Lake Sagamore. There is no road to the property and **Mindy** was unable to inspect the

property. The floating system would be barrels. There was a question as to how he was going to build it and get it to Lake Sagamore. It was decided more information was required before approving this permit.

MOTION: Jeni Margherio made a motion to postpone approval of **Permit 6888, John Anderson**, until the Trustees received more information from the property owner. Motion was seconded by **Lynne Angle** and the voice vote was unanimous.

Permit 6840, James Rausch: Property owner would like to attach a dock to an existing dock and add a carport on top of the dock. The dock needs to be moved straight out so it does not block his neighbors. **Mike Casey** has looked at it along with other Trustees and will guide the property owner through the process. He will get signatures for an easement from both neighbors on two documents, one for the retaining wall and one for the dock.

MOTION: Kim Curtis made a motion to approve **Permit 6840, James Rausch**, for a dock to be attached to an existing dock subject to the dock being straight out so as not to be a hindrance to the neighbors and owner gets easement agreements from both neighbors. **Lynne Angle** seconded the motion and it was approved by a voice vote.

Fines: Mark Warren, Chairman

The report for boat and ATV stickers was: Motorized boats, 977 purchased; 787 applied, 190 not applied; Non-motorized boats, 122 purchased; 89 applied, 33 not applied; ATV/UTV, 1,310 purchased; 1,037 applied, 273 not applied. From January 1 to May 8, seven people were provided with warnings, one was fined and there were a total of 12 on the violation report. Trash lots from October of 2012 to current, there is a total of 68 active and 10 have not yet been fined. Collections for fines year-to-date is \$2,555 for administration and security fines.

Lake and Beach: Tom Martin, Chairman

Two docks have been repaired at the main beach with broken cleats replaced. They are waiting for more parts to replace more of the cleats. Repairs should be done by Memorial Day weekend. The emergency dredging at the new beach was done in one day which saved money. Approximately 20-30 loads of gravel was removed from that area. Larger rock was added and packed with smaller gravel to render the ramp more usable. The dock has been moved to the maintenance shop for repairs and has been stained. The metal has been covered to prevent damage to boats. Poles have been added to the dock to help stabilize it but still allow it to float. The Missouri Department of Conservation was in Goose Creek to do a fish study. It was incomplete because the lake is so deep, the stun method used to detect fish only works in a 6 foot radius and the fish dive deeper to escape the stun process. The only good count was in the shallow end of the lake. He is waiting for paperwork to get some volunteers to get a creel count to help with the count of fish to see what is in the lake. From what the Conservation Department could see, they feel there are plenty of fish in the lake and it does not need to be stocked. Grass carp is also not needed because the carp continue to eat when they get big but slow down and there is not

much vegetation in the lake. The vegetation that is in the lake is very beneficial to the fish and there is no excess of vegetation at this time. Anyone who is experiencing what they feel is too much around their dock will have to treat their area privately. New sand is needed for the beach and **Brian** is getting pricing. It is felt 8 loads will be needed at a total cost of 3-4,000 dollars. They will need to get someone to haul in the sand. One price was \$450 to have it hauled in and the cost of the sand was \$19 a ton for the screened sand at 15 tons per load. There was someone from the audience who felt they may be able to get the sand cheaper from a company in Valley Park.

MOTION: **Tom Martin** made a motion to approve spending \$3,000 to \$4,000 for sand for the beach. **Steve Folle** seconded the motion and it was approved by a voice vote.

Once the lake report is completed, the Conservation Department has offered to come to Goose Creek and speak to the property owners and answer any questions they may have concerning the lake, fish, vegetation, etc. The study was only done on the main lake due to weather constrictions but they will return to Goose Creek later in the year to examine the smaller lakes. As soon as the report is completed, **Tom** will schedule them for a visit and inform the property owners of the date and time.

Land Acquisition: Lynne Angle, Chairman

There were 25 lots sold for a total of \$22,800. Nine of the lots were sold during the lot sale. Of the 25 lots sold, 8 were access lots and from the lots there are 15 new property owners, some of who bought multiple lots. There was 1 surrender in the amount of \$1,600 and was a result of efforts to collect back assessments.

There will be an election in October and Trustee applications can be picked up in the office or printed from the website. They must be returned completed by July 31, 2018.

Employee of the Month: The drawing was held and the May Employee of the Month drawn was **Jennifer Gardner**. Nominees were **Nick White, Diana Robinson (4), Shelley Kern, Vanessa Bourbon and Adam in Security, and Carrie Smith (2)**. Each Employee of the Month receives one day off with pay and a chance for a gift card at the end of the year. Forms are in the office for anyone who would like to nominate an employee. There is a drop box at the office if the office is closed. The drop box can be used for nominations, suggestions, or complaints but please do not put permits in the box because they have to be paid for at the time of the application.

Announcement: **Bob** announced **Kim Curtis** will be resigning as Trustee and he wanted to thank her for her past service and her help was greatly appreciated. The resignation is a result of a position change at her job and due to that change her company will no longer allow her to serve on the Board of Trustees. **Randy Rickerman** who is the alternate will step into **Kim's** position on the Board.

VOLUNTEER GROUPS

Fire Department: **Sandy Frohman** reported in **Bob Reeve's** absence. There were 6 medical calls and some calls for brush fires. She asked everyone to please not leave the campsite until they are sure the fires are out. They have had several training sessions and they try to get as much training as they can. They will be having their annual breakfast on Memorial Weekend which helps support the Fire Department and will have a Poker Run soon. **Bob** is recovering well from his shoulder surgery but will be out 5 more weeks.

POVA: **Sandy** reported they had their best Poker Run in the last several years. She thanked everyone for their support. Meetings are the last Saturday of the month at 10:00 a.m. The snack bar will be open for the summer beginning on Memorial Weekend and reminded everyone they will be selling ice again this year.

Beautification Club: No report but **Lynne** said they have started planting some things.

Neighborhood Watch: **Tom Martin** announced they had their Spring Ride Around last month with a good turnout. There were some new members and were able to meet some new people. The BBQ cooked by **Joe Stepney and Brenda** was great. Their next meeting will be next Saturday, May 19th, in the conference room at 9:00 a.m.

DNF Club: They will have their annual Water Poker Run in July.

Goons: **Jeni Margherio** added they would be having their Poker Run today but there will be no dinner or dance. They will be selling food at the Rec Hall and the funds from the sale of hog dogs and water at the fish pond will be used for the fishing tournament planned for Memorial Weekend. There will also be a Bingo with prizes. Registration begins at 1:00 p.m. and the Poker Run will be from 2-6 p.m. The raffle closes at 6:30 p.m.

Mud Dawgs: They will have a Texas Holdem next Saturday, May 19th.

Herd of Turtles: Library is still open.

It was announced the annual kids fishing tournament will be held on Memorial Weekend and plans are going well with most of the items they will be need being donated. They may need a few more volunteers. **Mindy** did say they could use donations to be used for canopies and if anyone would like to donate one to be used that day, it would be appreciated. The clubs in Goose Creek do a good job of raising money and keeping it in Goose Creek to be used in the right places.

PROPERTY OWNER COMMENTS

Terri Arghast, Plat 4, Lot 9 wanted to discuss the sludge in the lake. She said it is awful in their cove. The feces comes down from the cattle on Highway Y and she asked what could be done about the sludge and algae. She also asked if they had more boat and ATV stickers than last year. The response was it was actually short of last year but more will come in over the holiday weekend. It is hard to give an accurate count from this year to last year because of the records that were kept. It should be more accurate next year.

They will try to have a more accurate count next month for comparison. **Tom** said he would get her the name of the chemical used to treat the algae.

Tom Hejlek, Plat 15, Lot 29: He said there was something on Facebook asking what color sticker was used on side by sides. He felt the only reason someone would ask that is if they wanted to make a reproduction of the sticker. He hoped security was scrutinizing the stickers on ATVs and side by sides. He also wanted to mention the Trustees were doing a good a good job of making Goose Creek look better but did not like the look of all the signs posted around the entrance to Goose Creek. He thought since they voted on using smaller signs throughout Goose Creek, shouldn't the same principle be used for the signs at the entrance. He also complained about people using Goose Creek well water to wash side by sides and vehicles. It was explained if security sees that happening they ask them to stop. Paying for the water is part of the assessments. **Mark** mentioned in response to the sticker issue, property owners who belong to Neighborhood Watch and others will be looking for stickers that are not proper and will report them. That is also the reason security is now applying the stickers.

Art Smith, Plat 24, Lot 218: He is looking to purchase property on the lake and now owns property off County Line Road. Before he purchases the property he is currently looking to buy, he would like to know some of the pertinent information concerning the property. It has been for sale a long time and there is a concern about the concrete foundation that is supposedly too close to the edge. The property line is 17 feet from the water's edge. It is actually not a foundation but a retaining wall and cannot be used as a foundation. **Mindy** agreed to work with the property owner to explain what can be used and what cannot. There is no dredging planned for that cove this year. It was recommended they get a survey and title search before closing on the property. The lines are marked for the property and some of the original pins have been located.

Elaine Knaucke, Plat 7, Lot 255: She said she is trying to build a house on Brown Road. They started in January and cannot get a building permit for the residence. They have had to buy numerous permits at a cost of \$30 each. They got a permit to clear the lot, one for a culvert, and one for a well. They cannot get the building permit because they have not received approval for the septic system. (Note: Recorder went off at this time) It was explained the septic system has to be approved by the state before a building permit for a full residence can be issued. The permit for the septic system has been filed with the state and they are awaiting approval. **Mindy** offered to try to hurry the process for the septic system at which time they will issue the building permit. **Elaine's** one complaint was having to pay another \$30 for the building permit.

MOTION: **Mark Warren** made a motion to approve the building permit for **Plat 7, Lot 255, Elaine Knaucke,** as soon as the septic system is approved and to waive the cost of the permit for the full residence. **Bob Wartenbe** seconded the motion and it was approved by a voice vote.

Joe Crews, Plat 1 Lot 122: He has been checking into the possibility of building a putt putt golf course for everyone to use in Goose Creek. Before he goes into a lot of detail and

checks on what is needed, gathering volunteers, etc., he would like a commitment from the Board to donate some common ground for the project. Proposed sites are near the pond and playground area by the pond. It would require about half an acre, would be 9 holes with possible expansion to 18 holes in the future, and has someone who has volunteered to do a layout of the course. There would be no cost for use of the course, it would be fairly self sustaining, and users would provide their own equipment such as balls and golf clubs. It would be made simply so as not to be easily vandalized. Most Trustees thought it was a neat idea but would like to check on the sites with vision before making a commitment. They need to ensure Goose Creek owns the property.

MOTION: Kim Curtis made a motion to look into what is owned by Goose Creek and where in order to make a commitment to donate property so plans could go forward for a mini golf course in Goose Creek. **Lynne Angle** seconded the motion and was approved by a voice vote.

Tom Stelling, Plat 5, Lot 171: He was complaining about maintenance cleaning out a culvert and putting the residue on someone's property rather than hauling it off. The process was ceased when they discovered some of the material was sewage. The clean debris was put on a trailer and hauled off. The property owner was not happy about the way the cleaning of the culvert was handled but maintenance felt they did the best they could under the circumstances. It happened last Friday and **Tom** complained because the cross culvert was not cleaned. There was more discussion about this issue.

MOTION: Bob Wartenbe made a motion to adjourn the meeting. The motion was seconded and was approved by a voice vote.

Steve Folle, Secretary

MOTIONS

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