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GOOSE CREEK LAKE PROPERTY OWNERS MEETING

March 17, 2018

Transcribed by Carole Seyfarth

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

Ron Frohmann said the prayer.

Property owner concerns will be addressed at the end of the meeting and anyone wishing to speak please use the sign-up sheet at the podium. The meeting is being recorded so please be kind to the Trustees and other property owners.

Chairman's Report: The bid has been approved to redo the trash compactor area. The project will begin soon and will greatly improve the area. It will also be more user friendly when trying to dispose of larger items.

Maintenance: Mike Casey, Chairman

The proposed paving list for 2018 is displayed on the easel. It is a proposal and there is no guarantee they will all be paved depending on the cost of materials. **Brian** has contacted the two companies who usually bid on the paving. They will be in the complex this week to check the roads.

Treasurer's Report: Jeni Margherio, Chairman

Steve Witte presented an in-depth report of the financials for Goose Creek. Copies of the 2017 Financial Statement ending on November 30, 2017 were available at the meeting. The numbers are good and in line with the budget which indicates good management. The tax returns were completed on time this year by the new accounting firm. The Balance Sheet was also presented which is a snapshot of assets, liabilities, and net assets. Money in special reserve accounts was also reported. There are approximately 1500 property owners who owe Goose Creek money amounting to \$551,000. There are 2,678 property owners who have paid their assessments in full and more income will be received on the first holiday of the year. There are 38 property owners on a payment plan. The plan is to take extensive action on the money that is owed to Goose Creek through liens, a collection agency, personal contacts, or foreclosure. Restricted and unrestricted funds were explained. There has been a decision by the Board to start building reserves for expenditures on larger items rather than borrowing money. Goose Creek is organized as Not-For-Profit under the State of Missouri. Under IRS Goose Creek does not qualify for Not-For-Profit tax status. They

are treated as a taxable entity. They do qualify under a Homeowners Association which means they only have to pay taxes on interest and dividends. Supplemental information contains expenditures by different departments and compares to past year expenditures, current expenditures year-to-date and the budget. A required supplemental report is for major repairs and replacements. It contains a time line on when they feel these items will be done and the approximate cost of each. The plan expects about \$2.8 million dollars will be needed over the next 15-20 years. There is nothing specifically in reserves at this time outside of the money set aside to redo the dumpster area.

Boat Docks: It was decided not to use a dock company because they are too expensive. There is a contractor who is willing to do the work for Goose Creek if materials are supplied. They are currently awaiting bids for the cost of the materials. It is hoped the project will be completed by Memorial weekend.

Employee Program: It has been decided to put in place an Employee of the Month Program beginning in March. The employee of the month will be announced at each monthly Trustee Meeting. It was felt employees need to be recognized for their good work.

Pool: Kim Curtis, Chairman

A pool company will be used this year to open the pool and spot check repairs. They will be supplying the chemicals. It will take 3 weeks to do the current repairs, fill the pool, and ready the pool for opening on Memorial Day Weekend. Work will begin on the first week of May.

Land Acquisition: Lynne Angle, Chairman

There will be a lot sale on April 6-20 and there is a list of lots for sale on the website. The lots are organized by plats. They encourage any property owner to check on lots adjacent to any they currently own and the price will be negotiable should they want to purchase an adjacent lot.

Fire Department: Bob Reeves

The fire department currently has 20 members; 12 men and 8 women. Last month they responded to 9 fire calls, 1 medical, 3 brush fires, 1 investigation, and 2 residential outside the development. All the departments in the area work as mutual aid to help each fire department when in need. They will have training this month on March 23-24 hosted by Goose Creek with about 9 other departments attending. The training will be on how to fight structure fires and teach firefighters how to work a fire and get out safely. The second training will be April 20-21 for brush/natural fires. They teach how to build fire breaks, how to control a fire, and do it safely. Concerning fire tags, about 63% have paid which is 2,680 lots and they have collected approximately \$62,000 from same.
Financial Report:

Income: Fire tags, \$68,000; Grant St. Genevieve County, \$4500; Grant Missouri Forestry Service, \$2600; Poker runs and Breakfasts, \$13,700; 911 signs, \$465; sale of old truck, \$5100; sale of old fuel tanks, \$1000; donation, \$4600; Service Fees, \$825; for a total income of \$101,012.40.

Expenses: Generator, \$69; newer medical truck, \$24,900; shipping of truck, \$1000; Ice rescue gear, \$5100; bunker gear, \$39,300 (95% of cost paid from a grant; fire apparatus/equipment; medical supplies, \$2000; radio and pagers, ;maintenance on vehicle, \$7200; fu, \$3113.77; telephone/admin cost; insurance (vehicle, building, and medical), \$12601; maintenance on building, \$9000; for total expenses of \$135,651.50. They had money set aside so the fire department is in the black. The fire department now owns all of their vehicles. This year they received a grant from St. Genevieve County for a communication system. They bought 9 pagers for \$355 each.

Danny Lando asked when property owners could expect to get their insurance rates lowered. He felt the fire department should have a higher rating. **Bob** said the ratings from the ISO had changed and it is very difficult to get a high rating for a rural fire department. The ratings are based on many items such as equipment, number of dry hydrants, manpower, mutual aid, etc. It is very difficult to get a 1 rating. **Bob** is working to try and get the better rating to help lower insurance rates. They are planning to do more programs for the children. Property owners are welcome to stop by anytime with their children when there is someone at the fire department. **Brinda Farmer** volunteered her church and members for use in any children's programs. **Ron Frohmann** commented on how well **Bob** does in garnering special grants to help out the fire department.

He encouraged property owners to get their soil checked by the US Environmental Protection Agency for lead. If levels are too high, they will dig up the soil and replace it at no cost. They will also check the well for metal content. There was a report on the helicopters and their services, including the free service for children under 18 from Parkland Hospital. Costs and protocol for determining which helicopter flies out the injured party was also explained.

PROPERTY OWNER CONCERNS

Chris Osborne: He asked if there are any plans to add boat bumpers to the docks to prevent damage to boats. **Tom** said there are 2 docks they are repairing and will then look at the other items that need to be repaired. Types of bumpers or installation has not been discussed but if they could get something donated they would certainly get them installed. It will be discussed further by the Trustees because it needs to be done. Rubber bumpers work well and if they could be put on the first two docks where people moor temporarily to load and unload, it would be helpful. **Chris** asked how many full time residents were in Goose Creek and it was thought to be around 450. **Mike** explained anyone who had any issues, questions, or suggestions, should fill out a complaint form in the office so it is in writing and can be passed on to the proper department. Unless a form is filled out, the Trustees do not know what concerns there

might be.

Sam Sutton, Plat 4, Lot 174: He wanted to ask about dredging and how much was spent the last time dredging was done. No one was exactly sure how much was spent the two times it was done. He said they have planned for \$160,000 in dredging over the next 2 years. **Sam** asked if they felt that was enough. He said they need bigger equipment and more dredging done. The estimate is based on what they are going to collect and has to be spent for that purpose. That does not mean they cannot add to the amount from the general fund. **Tom** added there is some emergency dredging that will be done at the new beach to remove the gravel. They will get bids for the dredging for the following year. What really needs to be done is to add silt ponds at every head water.

Glen Greb, Plat 7, Lot 435: He stated they talk about dredging but he wanted to know about the main boat ramp. It is too shallow and slows down the launching. **Mike** stated it is on the long term plan. **Pete** felt the ramp was designed wrong and should have been put in deeper water. It is a concern that will be addressed and maybe dredging might help. It could be possible the ramp may have to be moved. **Glen** asked about stocking the lake. A marine biologist will be coming to the lake to perform a fish count. All the fish in the lake are self sustaining and there should not be a need for restocking. The first priority is to get some cover for the fish and they could then add some fathead minnows. There may be a need to add catfish but some felt that would not be necessary.

Barb Stepney, Plat 31, Lot 97: She had a question about the Supplemental Information breakdown where there was a breakdown of expenses but there was nothing in there for maintenance. **Steve W.** explained maintenance was on page 5 and is a separate expense. She stated on depreciation expense, prior to having a special fund for Lake and Beach, the depreciation for the lake came out of the general revenues. When they voted in the special assessment for Lake and Beach in 2003(?) it was to take care of certain expenses that were not covered under general assessments. It was for safety on the lake, stocking of fish, taking care of the beach area, and hopefully set aside a little money each year to be able to do things like boat dock repairs and maybe getting a new boat launch area. She added on both reports the largest single line item is depreciation. It is going against the fund and has gone against general revenue in the past. It is reducing the amount of money that is being accumulated for worthwhile items at a rapid rate. **Steve W.** said what needs to be done is for the Board to allocate that expense to the general fund. **Barb** said the same thing is happening in the Road Materials Fund. The vote for road materials was to purchase gravel and the depreciation is also getting put into that fund. **Steve** felt the road material fund was a little different than the lake because they have fixed assets in roads they are still paying for. They are spending money every month for equipment used for roads and that does not show in the profit and loss. The depreciation takes that into account for the money they are spending. She asked how much money for depreciation of roads is coming out of the general fund. **Steve** said it is allocated based on general, roads (specific to road and maintenance) and one specific to lakes. **Barb** said the assessment was for road materials not depreciation. He said they could discuss it with the Board to resolve the issue. Depreciation of assets does come

out of the general revenues. Fees are not restricted funds and are set up by the corporation and not property owners.

They will be working hard to get some of the past due assessments collected so they can do future projects.

MOTION: Bob Wartenbe made a motion to adjourn the meeting and was seconded by **Mark Warren**. It was approved by a voice vote.

Steve Folle, Secretary

Addendum: There is no motion page because only one motion to adjourn the meeting was made.