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

**ROLL CALL:** Tom Martin, Mickey Bange, Bill Manes, Lynne Angle, Jeni Margherio, Randy Davis, and Larry Longworth. Sandy Earls and Steve Folle were absent and excused.

Reminder: The meeting is being recorded and there is a Property Owner Sign-Up Sheet at the podium for anyone wishing to speak after the meeting.

**Ron Frohman** said the prayer.

**MOTION:** **Mickey Bange** made a motion to approve the minutes from the Property Owners Meeting on October 6, 2018 with the correction of adding **Lynne Angle** on the Roll Call. **Bill Manes** seconded the motion and the motion was approved by a voice vote.

Before the approval of the minutes for the Trustees Meeting on October 13<sup>th</sup> **Lynne Angle** thought **Larry Longworth** had expressed an interest in being Chairman instead of Vice-Chairman and **Larry Longworth** stated it was correct in the minutes as Vice-Chairman. Another correction was the minutes stated **Lynne Angle** said once the Trustees have been approved to sign check, they would receive a report of the check payments but each Trustee does not receive a weekly report although a report is available for the Trustees to review.

**MOTION:** **Tom Martin** made a motion to approve the minutes from the Trustees Meeting on October 13, 2018 with the correction on page 4. **Jeni Margherio** seconded the motion and the motion was approved by a voice vote.

**MOTION:** **Tom Martin** made a motion to approve the minutes from the Work Session on October 13, 2018. **Larry Longworth** seconded the motion and it was approved by a voice vote.

**MOTION:** **Bill Manes** made a motion to approve the minutes from the Work Session on October 18, 2018. **Larry Longworth** seconded the motion and it was approved by a voice vote.

They received a 3 year contract from Premier Pyrotechnics to do fireworks for the Fourth

of July Celebration. The contract is for \$6,000 a year with early pay options as follows: payment received in full by December 1<sup>st</sup> of 2018, they will receive 15% more product; payment by January 15, 2019, they will receive 12.5% more product; payment received by March 1<sup>st</sup>, 2019, they will receive an additional 10% of product; payment received by April 1<sup>st</sup>, 2019, they will received an additional 5% product. By signing a three year contract Premier Pyrotechnics will add an additional 5% of product to the display.

**Lynne Angle** said there were a couple of questions in the wording of the contract and they would ask the company to make a couple of adjustments on the contract but the price would not change. The earlier they pay the more product they get for their money.

**MOTION:** **Tom Martin** made a motion to approve the Premier Pyrotechnics contract for fireworks with changes. **Jeni Margherio** seconded the motion and it was approved by a voice vote.

**Zella Pope** will follow up with the company to add the changes in the wording of the contract. **Bob Reeves** said he needs to follow up with the company for the fireworks because there are things the Fire Department needs to do and sign off on concerning the fireworks. **Lynne Angle** requested **Bob Reeves** give her a copy of the document when he signs off on it.

**Report:** At the end of August MDR came out to inspected the pool and Goose Creek received a finding of compliance from them. **Jeni Margherio** asked what the company looks for when they inspect the pool. **Lynne Angle** said they check the outflow, the pumps, take photographs, provide some fact sheets, and the one item that was not in compliance was on the back side of the pool house; they need to add a sign stating that is where the outflow which has already been corrected. Next year when the pool is opened, they will have to provide water samples when they do the back flush. They now have a copy of the written report for the dam inspection and they are good for another two years. Maintenance did a great job of clearing the area and DNR also gave some recommendations of items that need to be addressed. They have a signed approval which will be provided to all the Board Members as well as the Maintenance Department.

**Lynne Angle** asked **Jordan Brown** to come to the front. She announced that **Jordan Brown** was a part of security personnel and they learned last month there was a medical situation and when 911 failed to dispatch, **Jordan Brown** went to the scene and assisted a property owner and likely saved the man's life. **Lynne Angle** thanked him and announced he was the Exemplary Employee of the Month. **Adam Becquette** was also thanked, as well as the Fire Department, in assisting **Jordan Brown** and responding to the emergency.

**Lynne Angle** announced the Mud Dawgs had purchased and donated a reflective arrow sign to be put up at Puebla and Nianga near **Terri Argast's** property. She has been requesting some help with her problem and hopefully this will help with some of the accidents at her location.

There was a previous discussion concerning the Welcome Packets provided by the office

did not contain enough information for a new property owner. **Zella Pope** and the customer service employees worked hard to update the Welcome Packets to contain additional information. Some information included are the Activity Schedule, the Covenants, the By-Laws, maps, a list of contractors, the fish study, the fishing map, a list of Trustees, Plat Restrictions, Fire Tag information, trash rules, Missouri Department of Conservation report on lake conditions, a daily fishing report, crappie bed locations, a list of road names by plat, customer electric project check list, rental information for property that is rented, camping sites information, Recreation Hall rental information, pool rules, Goose Creek merchandise for sale, culvert price list, reflective address sign order form, and a copy of the recent survey. **Zella Pope** commended **Jessica Partney** on the great job she did in putting all the information together for the Welcome Packet. When a new property owner receives a packet, all the information is taken out of the packet and explained to the new property owner.

## COMMITTEE REPORTS

### Maintenance: **Randy Davis, Chairman**

It was reported they are doing their yearly budget. They have made a decision to purchase a used salt spreader and are sending it out to get repaired. The cost was \$600 versus \$1600 for a new one. The committee has been discussing extensive repairs that are needed to the side arm mower. After a review, it was discovered some of the safety guards have been knocked off so they are going to slate that for replacement. At the very least they will replace the head and the bushings. Eventually they would like to replace the whole tractor and the side arm. They are also looking at replacing the dump truck that was retrofitted and does not have the proper suspension as well as some major issues. They contracted out most of the gravel hauling this year. They are looking at going to some municipal sales to find a single axle dump truck that can be dual purpose and aid with some of the snow plowing and cinder spreading. **Ron Frohmann** said he was glad to see the road repairs had been made to Pond Rd. **Randy Davis** added they had talked to the asphalt company, they put Goose Creek off and since it is now November and cold, they have put a halt to the asphalt this year. The asphalt company is going to come out and make a few warranty repairs and the maintenance crew has been doing some hot patch repairs. The money will carry over for asphalt next year. Next year they are going to talk to the asphalt company and try to nail down a timeline. There will be a substantially larger budget for asphalt next year and hopefully that will give them more bargaining power. They will look at some of the contractors who have done nice work for Goose Creek previously and get more work taken care of next year. The reason for having more money is due to the full amount not being used this year. **Lead Belt** did \$194,000 worth of work but pulled out to do some state contracts. They called last week to say they would return to do the remainder of the work but it was decided not to put good asphalt on improper beds. Whoever bids on asphalt next year will have to commit to doing it in a timely fashion. About half of the asphalt budget remains to be used next year so there will be approximately \$500,000 plus for asphalt. **Norma Grass** asked if the Trustees have starting planning for the roads to be asphalted next year. The answer was yes and the list of roads to be done this year will carry over. Once the

list of roads is made final, it will be published on the website.

**Administration: Sandy Earls, Chairman**

**Zella Pope** reported for **Sandy Earls** who was absent. The office has been busy getting ready to mail the assessments and the newsletter. They are also working on cleaning up after the great busy season. They concluded the work on the Welcome Packets. **Steve Witte** left his full time position with Goose Creek but will continue to work part time to help out. **Zella Pope** is implementing a policy of having an employee attend the Trustees Meetings so they have an idea how the meeting goes and what happens. **Jessica Partney** from the office was in attendance today.

**Treasurer: Steve Folle, Chairman**

**Jeni Margherio** gave the report in **Steve Folle's** absence. Year to date revenues are \$1.6 million; Expenses, \$1.2 million, leaving around \$316,000 in the bank. They are a little over on revenues and a little under on expenses as budgeted. They have not paid out the full amount on the asphaltting. All departments have their budgets for next year and **Steve Witte** puts together a projection of the last three year's budgets. Last year the numbers were more in line with what they should be but the previous two years were not correct. He puts out what he thinks might be needed for each department to help in making a budget. He is familiar with the wish lists of what each department would like such as the office needing a new card printer, maintenance needing new equipment, and security needing new gates. Once all departments have presented their needs or wants, they meet and make up a budget to be voted on for approval. It will be presented for approval at the Trustees Meeting on December 8<sup>th</sup>. **Steve Witte** was working with the outside accounting firm to see if more costs could be cut from what they are doing for us. They have been getting the financials in and tax returns completed by the due date. **Jeni Margherio** pointed out the playground equipment is listed on the financial report and while they know the equipment was donated by various volunteer groups, it is now Goose Creek property and has to be reported on the books. The Trustees reviewed the Warrant Sheet. There have been some commitments from volunteer groups for items that are needed but will not have to be purchased by Goose Creek although those items will be taken into consideration for the budget process. **Larry Longworth** asked how many cell phone does Goose Creek have as he thought the cell phone bill was very high. It was explained it is a lot lower than it used to be. It is larger because they no longer have an ATT bill. It is all through Verizon which includes the office phones as well as the cell phones. It also includes an automated service which will go to a department/person by pressing a number. **Larry Longworth** asked about the repair on the gate of \$1400. **Adam Becquette** noted it was a sensor wire that ran under the road and not all of it was reading. They had to add a wider path but the cost will be prorated when they purchase new gates and will receive credit for the repair.

**MOTION: Jeni Margherio** made a motion to approve the Warrant Sheet. **Larry Longworth** seconded the motion and it was approved by a voice vote.

**Mickey Bange** asked if they could have duplex paper for reports and minutes instead of single page copies. **Zella Pope** said the reason she did that was because it is easier to read but if they want printing on the back she can do that. Since no one had a preference, the printing will be done on both sides in the future.

**Security: Tom Martin, Chairman**

He reported there were 14 suspicious activities, 8 well being checks, 2 break-ins, 2 shots fired, 2 alarms going off, 1 power line down, 6 noise complaints, 3 domestic calls, 8 dog complaints, 2 stolen items, 3 broken gates, 2 arrests, 2 criminal charges filed, 1 motor vehicle accident, 3 EMS calls, 4 calls for debris on the road, no calls for gate stuck open, 1 missing person, 1 impound, 14 informational calls, 3 fights, 4 warrants served, 10 assists with St. Genevieve/St. Francois County, 5 traffic control, 3 stolen items, and 10 violations issued. **Tom Martin** added they definitely need to get the gates replaced due to all the problems because the gates were never designed for the heavy type of use they receive. **Zella Pope** said someone will be coming out Monday look at the gate.

**Pool: Lynne Angle, Chairman**

Pool is closed for the season.

**Permits: Mickey Bange, Chairman**

Permits for this month were 2 campers, 5 carports, 3 concrete, 2 culverts, 1 pole barn, 4 sheds, 1 well, and 1 home addition. **Mindy Herrod** also has a report that needs to be approved by the Trustees.

**Permit #7142:** The property owner has a dock he would like to inset into his property with 2 x 4 lego blocks. He will add gravel to set the blocks on and the area will be 26 x 38 feet with the addition of a carport over the area. It could be metal or wood but will be all new material. There was a discussion as to whether the construction needed to match the house but that was not necessary. He will be 11 feet from his neighbor and will not be using a concrete foundation. The property owner will have to specify wood or metal construction before he begins construction. There will be no electric on the dock at this time but will have to meet electric requirements when he does add electric. **Mickey Bange** said her concern was what they would do with the material that will be dug out. The property owner said he has 2 other lots on Valle and that is where he plans to take the material but would not be added to the lake. He will be digging down about 3 ½ to 4 feet where he should hit bedrock. She also asked if they would have a breaker come in if he hits bedrock and needs to go deeper. The plan is to put a gravel bed on top of the bedrock. It should not be a problem. **Randy Davis** looked at the job and figured it would be about 40 tandem loads removed and will be done by **Danny Wurst**.

**MOTION: Larry Longworth** made a motion to approve Permit #7142 and **Randy Davis** seconded the motion. It was approved by a voice vote.

### **Trash Violations: Larry Longworth, Chairman**

He reported as of November, 2018, there were 468 trash lots closed, 94 open, and 159 violations year to date. Stickers sold as of November 2, 2018; Motorized boats, 1654 purchased, 1510 purchased/applied, 144 purchased/not applied; Non motorized boats, 265 purchased, 226 purchased/applied, 39 purchased/not applied; ATVs, 1873 purchased, 1698 purchased/applied, 175 purchased/not applied.

### **Lake and Beach: Bill Manes, Chairman**

There is not much going on this time of the year. They are in planning stages for next year and know sand will have to be added to the beach. Funds are being accumulated for dredging. Work on the new beach parking lot will hopefully be completed next spring to keep rock out of the lake since it has been dredged. More cedar trees will be added to the crappie beds. It is important to take care of the lake because it is the greatest asset. **Larry Longworth** asked if there are plans to better control the way people drive through the new beach parking area rather than on the road. He said there was railing there in the past but has been removed. **Bill Manes** didn't know if that had ever been discussed but once it has been paved, they are going to have to determine what to do to keep traffic off the parking lot. There was talk of putting a pavilion there for shade that could prevent it from being a shortcut. **Larry Longworth** said if they do put up a pavilion, he could supply some reflective tape through his work. **Randy Davis** added you can't stop people from doing the wrong thing but it can be made harder to cut across the area. With all the trees gone and one of the culverts removed, there is nothing to stop anyone from cutting across that area. **Tom Martin** asked if they should look into the size of the culvert pipe coming down Parrot and into the lake before they pave the parking lot. One felt the pipe at Pawnee would be more of an issue. **Randy Davis** said he had a couple of ideas such as putting in a couple of retention ponds to slow the water down.

### **Land Acquisition: Randy Davis, Chairman**

One lot in Plat 7, Lot 274 was sold for \$1800. Four lots were surrendered: Plat 25, Lot 73; Plat 26, Lot 204; Plat 27A, Lot 136, and Plat 29, Lot 79.

**Election Committee:** Nothing at this time.

**Covenants Committee:** **Bob Reeves** reported they have some new members and some new projects to work on. They will be working on updating the Covenants with approval from the Trustees that will have to be voted on. **Larry Longworth** asked when they held their meetings. The meetings are the first Saturday of the month at 9:00 a.m. in Firehouse 1.

## **VOLUNTEER GROUPS**

**Fire Department:** **Bob Reeves** asked for permission to put in a dry hydrant at the new beach. He already has one and it only needs to be installed. **Randy Davis** asked if

there would be an issue since it is so shallow. **Bob Reeves** said all he needs is 4 square feet total; top, bottom, and both sides. He felt a good place would be underneath the dock. He thanked the office staff for all their help in collecting money for fire tags. This year was the best with 70% of property owners purchasing fire tags in the amount of \$72,000. The black mold in Firehouse 1 will need to be addressed. There was also a leak in the roof by the men's restroom and he is still looking at where the water might be coming from. He asked if the area where the pumper pulls out could be fixed, it has about a foot drop. There were 11 calls last month of which only 3 were medical while the others were electrical fires in the area and assisting other fire departments in St. Francois and St. Genevieve Counties. The received a grant from the Red Cross specifically for Goose Creek. The Fire Department will install smoke detectors and supply documents for property owners to set up a home fire escape plan. There is no charge for the program. Property owners must sign papers to receive the smoke alarms which will be returned to the Red Cross. He has 18 smoke detectors to start the program and when they are installed, he can order more. Paperwork that needs to be filled out will include the property owner's name, lake address, phone number, whether it is a home or RV, pole barn etc. The only obligation on the part of the homeowner is it has to be installed by the Fire Department. These are new smoke detectors with a 10 year battery life. Anyone interested contact **Bob Reeves** and the information will also be in the newsletter. The program should last for 3 years and if money holds out it could be until everyone gets covered. To receive a smoke detector the person has to be in Goose Creek and they will be installed by the Fire Department. The Fire Department started in 1979 and at that time Goose Creek was covered by the Bonne Terre Fire Department. They got their first truck in 1980. It had holes in the tank and the pump didn't work. It was put into service and stored at a firefighter's home. Later it was moved to one side of the maintenance department building. The department now has 9 pieces of apparatus, 2 stations, and 20 men and women in the department. **Tom Martin** asked if they have ever had a need for the fire boat during the winter. His response was no. Whether the boat is frozen in where it is stored or dry docked and the lake is frozen, it still cannot be used. **Bob Reeves** said they did an ice training course last year and the ice at the boat house was 8 inches thick. **Randy Davis** asked where the Fire Department gets their funding. **Bob Reeves** said the majority of the money in a non-grant year comes from fire tags. There are also donations from individuals, 3 fund raisers each of breakfasts on holiday weekends and poker runs. They also sell 911 signs. They get grants and received one for \$15,000 this year to purchase the Lucas Device which is a CPR machine. They get grants from the Conservation Department and the St. Genevieve Holcim Grant. The bunker gear is very expensive and he has received grants in the past to purchase bunker gear for \$86,000. Money is also received from service fees when a property owners does not purchase a fire tag; they get charged when the Fire Department has to go out on a call to their property. They have to pay \$100 for a service call and up to \$500 an hour for fighting a fire. When property is purchased in Goose Creek, the insurance company often calls the Fire Department to see if they have a fire tag. It was asked if the Fire Department receives any funds when they assist another fire department and the answer is no. One of the questions on the grant form is how much mutual aid the fire department does. **Bob Reeves** said he has broken down the number of people serviced by the Fire Department when doing mutual aid. **Larry Longworth** asked what

the Fire Code Insurance Rating is. **Bob Reeves** said the insurance companies are breaking away from the ISO rating. American Family gives Goose Creek a rating of 6, Farmers Insurance gives them a 6 and State Farm gives them an 8 sometimes. At Liberty Mutual it goes by how far you are from the fire department. Everyone in Goose Creek is less than 5 miles away from a fire department. **Bill Manes** said a lot of the companies are 501-C4 not for profit and asked if the Fire Department is the same which allows them to get matching funds. **Bob Reeves** added they are a 501 C4, Not For Profit Organization and no one can get paid for work at the Fire Department. He added there is a new tariff and it has raised the cost of equipment for the Fire Department at least 15%. **Larry Longworth** thanked **Bob Reeves** and the Fire Department for all they do.

**POVA: Norma Grass** welcomed the new Trustees to their positions. She mentioned the kids Halloween Party was a big success with some neat costumes as well as a lot of fun. The sign up sheet for the kids Christmas Party is in the office. It is for ages 0-12 and they must be signed up by the end of the month. Please provide the age and whether it is a boy or girl so they can shop for appropriate gifts. The appreciation dinner will be on December 8<sup>th</sup> and the Trustees are invited to come. It will be at 6:00 p.m. They need a count of the number that will be attending by the 23<sup>rd</sup> of November. It will be at the Rec Hall and bring any drinks other than tea and coffee. There will not be a POVA meeting this month due to Thanksgiving and no pot luck because it is the day before Thanksgiving. The kids Christmas Party will be on December 15<sup>th</sup> at the Rec Hall and Santa will come about 2:30. If the weather is bad the party will be postponed to the 20<sup>th</sup> of December.

**Beautification Club: Barb Stepney** said they are pretty much done for the season. They would like to do cans on the 15<sup>th</sup> of November around 10:00 weather permitting. It is better now than before because the wind is block by a wall. There is still some pruning to do and they plan to start putting up Christmas decorations around Thanksgiving weekend. They will put up the tree light at Memorial Park. She mentioned they appreciate everyone who gives them cans and have a good sum of money that will allow them to replace some plants next spring. She added Beautification Club has a Facebook page called GC Beautification and will put out notices of work dates. They need to schedule a work session for Memorial Park to stain the timbers so they will last longer. **Barb Stepney** asked about the progress on the geese deterrent system. It has been purchased but not installed.

**Neighborhood Watch: Tom Martin** said there is not much to report. Normally next weekend would be their meeting day but it has been cancelled. There is not much going on at this time of the year. They have candy left over from the Trunk or Treat and it will be donated to POVA for the kids Christmas Party.

**DNF Club:** They will be having the New Years Eve Party and the Halloween Party was a huge success. The DNF Club will be disbanded after the New Years Eve Party.

**Goons:** A Christmas Party will be held on December 15<sup>th</sup> at a cost of \$10.

**Mud Dawgs:** Nothing at this time but they have agreed to do the water poker run previously sponsored by the DNF Club.

**Herd of Turtles:** **Donna Warren** stated the library is still open and they are in the position to receive more books.

**Shepherds:** This is a new group that has formed and will be helping the elderly and disabled. They have planned 4 fund raisers for 2019 and will be listed on the activity calendar. The group will take over the New Years Eve Party next year and have planned another water poker run for the summer.

## PROPERTY OWNER CONCERNS

**Dean Morton, Plat 2, Lot 249:** He asked what the difference was between the minutes for the Trustees Meeting and Work Sessions. **Zella Pope** explained there are minutes for the Executive Session which only records any motions or votes that are taken, another is a work session which is a monthly meeting or more if needed where discussions need to be held to be prepared for the Trustees Meeting. It might include doing the budgets or discussing what roads need to be done because it will be presented at a Board Meeting. Then there are minutes from the Regular Trustees Meeting. Items may be discussed in the work session but will be voted on at the Regular Trustees Meeting. The Executive Session will only be for sensitive matters, legal matters, and personnel issues. The work sessions are open meetings but sometimes it is not scheduled because of short notice.

**Mark Warren** asked if property owners can attend, will they be posted in some manner. As long as they know ahead of time, it will be posted on the website. **Donna Warren** felt the work sessions should be posted if at all possible so people do not feel like they are being excluded, especially since it is something new. **Dean Morton** felt the work sessions should be available to everyone because people like to know what is going on. The minutes will be available and posted on the website for the work sessions. **Dean Morton** said since they will be getting around \$75,000 from the assessment increase, why don't they use that money for the items on the wish list? A lot of the money was discussed to be for salary increases and some form of a benefit package. The minimum wage increase that was recently voted in will also affect Goose Creek. **Dean Morton** also asked about the \$5,000 that was left from tearing down part of the dam at Lake Sagamore that was supposed to be used for a boat ramp. Nothing has been done except to add a load of gravel. **Randy Davis** said they could talk about this at one of their work sessions and check on having access to that lake for fishing. **Dean Morton** also asked about the map they were supposed to put up in the Rec Hall. **Zella Pope** said it had been taken down from the conference room and it will be put up in the Rec Hall.

**Mark Warren, Plat 5, Lots 305-307:** He added what a tough job being a Trustee is as they will find out. He said there was a discussion about fireworks but there was no discussion about bids from other contractors. It exceeds the \$5,000 which is supposed to require sealed bids from other contractors according to the bylaws. He felt the Trustees need to be careful and cognizant of that because it will absolutely enrage the populous. **Zella Pope** said it has not been put out for bids and she was sent the contract because

they had one before for Goose Creek and it had expired. **Barb Stepney** explained when the Fire Department was no longer doing the fireworks, they had to find a company to do them. She thought they found 2 companies who would do them but they couldn't get anyone to respond except Premier Pyrotechnics who gave them the best price. **Mark Warren** felt they were not following the rules. **Norma Grass** added the price is the same now as it was then and they receive additional product by prepaying. **Mark Warren** said there are people who run for Trustee on the topic of following the Covenants and the Bylaws. He is just saying they should be cautious and do that. Although the money is donated and covers the cost of the fireworks, they have to operate on the premise they may not receive enough donations and will have to pay for the fireworks. **Jeni Margherio** said they should be following the Covenants and Bylaws since it is over \$5,000. **Mark Warren** mentioned there was a property owner who came up and asked about a permit and it was granted. He added they were talking about the property owner pulling product out of the lake and is anything going to be done to keep additional product out of the lake if it is not finished in a timely manner. **Randy Davis** said the plan the property owner has is to leave a barrier along the bank, remove 85% of the material, and then at the very end take out the remaining material. That will allow minimal product from silting. **Bob Reeves** asked if he could install a dry hydrant at Lake Sagamore when they are working on it. He has 2 dry hydrants in stock. The Trustees didn't feel that would be a problem.

**MOTION:** **Larry Longworth** made a motion to adjourn the meeting and it was seconded by **Jeni Margherio**. The motion was passed by a voice vote.

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Sandy Earls, Secretary

## MOTIONS

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