

Approved _____
 Disk 40, LS100287, Folder B

GOOSE CREEK LAKE TRUSTEES MEETING

December 12, 2020

Transcribed by Carole Seyfarth

ROLL CALL: Shawn Jeffers, Mickey Bange, Kevin Heitman, Barb Stepney, Randy Davis, Steve Folle, Bill Manes, Larry Longworth, Michelle Ernst, and Pat Moore, Alternate.

Prayer was said. There were comments about meeting being recorded by a Trustee and what kind of information can be placed on Facebook.

Discussion: Pending lawsuit with **Michelle Ernst** and what can and cannot be discussed with her and what Trustees are required to tell her with no attorney present. Goose Creek could be sued for giving her any information which could better her case.

Sign up sheet was placed at entrance for property owners to sign up to speak after the meeting which was closed to property owners due to Covid. It was opened for property owners to come in after the meeting to state their concern.

MOTION: **Mickey Bange** made a motion to approve the minutes from the Trustees Meeting on October 10, 2020. It was decided the minutes were approved at the November work session.

There were no minutes for the November work session.

Discussion: Comments on purchase of truck for Maintenance and proposed purchase of other vehicles.

- Need Board approval before purchase of any equipment
- Did not get increase in assessments because may have been worded poorly and not explained it was needed for mandated increase for employees wages
- Was there Board approval for freezing employee's salaries/was only told to stop supervisors from giving raises until they knew what the Board was going to do
- Purchased road grader at a cost over budget and was that approved by the Board
- Truck for Maintenance
 - a. Needed a 4 wheel drive with flat bed, diesel work truck around \$15,000
 - b. **Larry Longworth** made decision to purchase truck but says he sent information to everyone about the trucks he looked at. He added the truck he purchased has 4 wheel drive, has a new automatic transmission.
 - c. If they want to send it back or sell they will lose money
 - d. Mentioned conversation **Randy Davis** had with Sam Scism Ford.
 - e. What do they want to do with truck because it is not what is needed by maintenance.
 1. Is three quarter ton and they need a one ton truck

2. It is a single wheel instead of dual wheel
 3. Cannot add a cinder box because of weight
- More discussion about who made the lone decision to purchase the truck.
 - Discussion got very heated and accusatory at which time **Randy Davis** said he quit (10:23 a.m)
 - Before leaving he suggested they sanction **Michelle Ernst** for going outside the guidelines of being Trustee and refusing to sign the paperwork.
 - **Pat Moore**, Alternate was seated on Board due to **Randy Davis's** departure
 - **Steve Folle** took over meeting as vice-chairman.

Maintenance Truck: Sam Scism will charge a 20% restocking charge to take truck back. Flat bed will not work on single axle truck. Bed on truck is a downfall for resale. Could get more for truck if changed to a regular bed. Current bed on truck is too small for what is needed in maintenance. Defer discussion to **Shawn Jeffers** to research cost of changing bed on truck. Need to title the truck within 30 days to avoid a penalty and before resale.

MOTION: **Mickey Bange** made a motion to table a decision on the maintenance truck until more research can be done and a recommendation made. **Larry Longworth** seconded the motion and it was approved.

Security Budget: Information has been updated to 12 month actual amounts. Security has proposed 2 new vehicles in their budget. Original purchase of current 2 vehicles was to pay them off in installments and that amount would be in security budget every year. They would then be traded for two new vehicles. Current Jeeps are paid off and need to be replaced. Might not look good to property owners if money was spent on 2 new vehicles for security and not be able to pay employees. There is \$15,000 in security budget every year for vehicles. Extended warranty has expired and all repairs will be costly. There was a discussion about adding a police package to new vehicles. Would be better to purchase a F150 Ford pickup rather than a Ranger for future resale or trade-in. Was suggested to only purchase one vehicle and put money aside to purchase another in a year or two. There was a question of when one vehicle is out patrolling, where is the other vehicle sitting. **Barb** mentioned 80% of security's budget is personnel wages with the remaining 20% for vehicle payments and fuel. Needs to be better management of personnel hours during the winter months. At one time there were 5 people in security on the clock in guard shack with the two jeeps sitting outside. **Shawn** suggested changing roving times so they are not predictable. There was a discussion about the kind of tires on the vehicles for good traction in snow. Suggested a need to purchase one vehicle but be sure it is the right vehicle for the job. Current vehicle labeled number 1 is not reliable. Final suggestion was to evaluate 2 current security vehicles and keep the best one and trade in the other for a new one.

MOTION: **Barb Stepney** made a motion to retain \$16,728 in the security budget for lease/purchase of security vehicles. **Shawn Jeffers** seconded the motion and it was approved.

Shawn and Bill will evaluate the 2 security vehicles to decide which one to keep or trade in.

Have to plan for more personnel in security for increased traffic at all times and not just weekends.

Randy Davis's resignation from the Board will have to be in writing.

Pat Moore has already signed the paperwork to be seated on the Board.

The budget for security included extra weekend gate guards, extra holiday gate guards, and 2 rovers all the time. Some of the budget includes gate maintenance, cameras, and computers, etc. What happened to old body cameras? Need to sell any old vehicles.

Pool Budget: Need to replace one pump and filter at a cost of \$2200 including installation. Pool needs to be resurfaced. Pool was redone in 2004 with a 7 year warranty and is long overdue to be resurfaced. Pool has become porous and bottom has hairline cracks.

There have been some problems in the past with the allocation of employee payroll for Lake and Beach but that has been worked out with the new bookkeeper so wages can be tracked by hours spent on the boat.

There has been some discussion about changing the pool bathhouse into a shower house to have two, rather than overloading one. There is \$47,500 in budget which is for anything related to septic issues. The \$55,000 budgeted for the office is for continuing the update for software system. There is \$48,000 in Road Materials Fund and Road Repair for paving has a budget of \$400,000. Total budget is \$2,170,819. The estimated expected income of \$1.95 million leaves them with a small deficit but they have unassigned surplus which is what they have in money right now including the checking account, the Regents Bank Account, etc. There is \$224,000 in the dredging fund. Bottom line is they end up with \$15,000 left over in surplus. There was money left over from the paving fund because they did not do all the paving that was planned so they put it in Regents Bank and this year they spent more on paving so that money should have been put back. That had a big increase in land acquisition due to the sale of more lots but there are not that many lots available to sell, therefore there will not be many gains in that area.

MOTION: Mickey Bange made a motion to approve the budget for 2021. **Larry Longworth** seconded the motion and it was approved.

Michelle Ernst felt the budget for security payroll seemed exceptionally high and it was explained they have to budget for the worst and it may not all be used.

Pat Moore said she didn't understand how they could budget \$40,000 for an item and then spend \$60,000. Second, she mentioned the budget that gets put out on Facebook, it gets people upset because they do not understand what it is for. Putting items on Facebook just adds fuel to the fire and she felt it was wrong. **Barb** explained when **Michelle** puts something on Facebook that is semi-official for Goose Creek, it looks as though she is representing the Board and the By-laws have very specific requirements as to when a single Trustee is representing the Board. There are nine people on the Board who need to be working together and she told **Michelle** when she doesn't know the answer to something she needs to ask before she puts it out and gets people riled up.

At this point in the meeting, it was felt they needed to appoint a new chairman and vice-chairman. **Larry Longworth** nominated **Steve Folle** for Chairman and it was approved. **Mickey Bange** mentioned the only person who was to initiate a phone poll is the Chairman or the Property Manager. Another item is the Board had voted that the only time a property owner's card was to be turned off at the gate was for non-payment of assessments. It is being used by security because of violations. She felt this issue needed to be addressed at the next meeting. They have a Policies and Procedures Manual but it is in the process of being updated. It is difficult to get the same answer from everyone when you ask a question from office personnel. **Kelly** explained they are working hard to get the updates completed and **Pat** volunteered to help work on it. **Barb** said she had two items to bring up concerning the Policies and Procedures Manual. The first item has to do with the renter policy which states the renter is to pay a fee of \$80 plus the \$155 for special fees. For that, they get to come in and out of the gate, use the roads, use the trash but are not allowed to have boats or ATVs. They can get a pool pass she thinks. The renter can add family members and get them cards but they cannot get a guest pass. Used to be able to come to office and get a guest pass and pay for it and she would like to re-establish that as a rule. Renters should be allowed to have guests. Passes could be left at the security gate and long as they are paid for in advance.

MOTION: **Barb Stepney** made a motion to have a new rule that allows renters to obtain guest passes as long as they comply with the rules that are established in the Policies and Procedures Manual and they are paid for in advance. **Larry Longworth** seconded the motion and it was approved.

There is a payment plan for property owners who owe a lot of money in back assessments. The rule is they have to be paid up by October. Most of the people on a payment plan are people who live here so have to do something to allow them to get to their property. The way it stands now is they are not allowed boats or ATVs until they are no longer on a payment plan. If they are on a payment plan, they need to get their account paid off before they can get a sticker for an ATV or a boat. There were some questions in the office as to whether that was fair and **Barb** said she would bring it to the Board. Assessments have to be paid by January 31st in order to run for Trustee. One person on the payment plan only has access to a golf cart for transportation. Should he get a sticker if he is on the payment plan. She asked the Board if they felt they should make a change to that policy. Most of the Board members felt they should leave it as it stands now, no stickers for people on a payment plan.

Larry Longworth nominated **Bill Manes** for Vice-Chairman. **Shawn Jeffers** seconded the nomination and it was approved.

There was a question on Facebook about charging multiple lot owners each for assessments and the Trustees felt it was already in the Covenants. **Michelle Ernst** disagreed and they tried to explain it to her. **Larry Longworth** had a question about the zero turn mower, 2 weed eaters, and 1 chain saw that was in the budget for maintenance. After looking at it he said they needed to table it because there was not a price on the zero turn mower. **Brian** needs to tell where he got the bids and how much each item will cost. They should be turned over to the office. The warranty should also be noted on the bid.

PROPERTY OWNER CONCERNS

Desirae McIntire, Plat 34, Lots 14/15: Needed to discuss a fine she got for swiping her card to let in someone from a portable building company. She did not swipe her card but the gate opened. She did what she needed to do but was upset because she did not get a warning before the fine. **Steve** said they would check on it and get back to her. Her card is restricted to Gate 1 and they will take care of it.

Brandon Asher, Plat 25, Lot 60: He wanted to discuss the co-owners having to pay fees with their assessments. He has been a property owner for 10 years, he lives with his girlfriend and they co-own the lot. They have lived together for 12 years and recently purchased a home in Goose Creek and is in the process of purchasing a second home in Goose Creek. He does not feel it is fair to pay co-owner fees just because he is not married. **Shawn Jeffers** said they have plans to discuss this issue and see if they can do anything. He feels he is being discriminated against because he is not married. It will require a Covenants change to change the process. They are only enforcing the Covenants. There is no fix for this at this time but it will be discussed in the future. He asked how the Trustees each felt, whether it was fair or unfair. This issue will be addressed.

Shawn Jeffers: Items he wants the Trustees to address

- Charging co-owners fee if they have lived together a long time
 - a. Show proof of living together a while
 - b. Need a fix for domestic partners
- Felt the Trustees need some goals for long term
- Would like them to have goals by next meeting
- Project to property owners they are working together
- Work on the mediation committee
- Get a computer that will record meeting and produce minutes

MOTION: **Shawn Jeffers** made a motion to begin putting the minutes on the website again. **Michelle Ernst** seconded the motion and it was approved.

Talked about zoom for meetings and is it legal for a quorum.

Kelly asked **Michelle** if she was going to continue to put items on Facebook from the meetings. Items can be put on website. A page can be set up for meetings to be reviewed by property owners. There was more discussion on the issues.

Motion: **Pat Moore** made a motion that Trustees or property owners can ask their questions in the regular meeting and should be answered at that time if possible. If they cannot answer them, send out an email with the answers later. **Shawn Jeffers/Mickey Bange** seconded the motion and it was approved.

Meeting was adjourned.

Mickey Bange, Secretary

MOTIONS

MOTION: Mickey Bange made a motion to approve the minutes from the Trustees Meeting on October 10, 2020. It was decided the minutes were approved at the November work session.

MOTION: Mickey Bange made a motion to table a decision on the maintenance truck until more research can be done and a recommendation made. **Larry Longworth** seconded the motion and it was approved.

MOTION: Barb Stepney made a motion to retain \$16,728 in the security budget for lease/purchase of security vehicles. **Shawn Jeffers** seconded the motion and it was approved.

MOTION: Mickey Bange made a motion to approve the budget for 2021. **Larry Longworth** seconded the motion and it was approved.

MOTION: Barb Stepney made a motion to have a new rule that allows renters to obtain guest passes as long as they comply with the rules that are established in the Policies and Procedures Manual and they are paid for in advance. **Larry Longworth** seconded the motion and it was approved.

MOTION: Shawn Jeffers made a motion to begin putting the minutes on the website again. **Michelle Ernst** seconded the motion and it was approved.

MOTION: Pat Moore made a motion that Trustees or property owners can ask their questions in the regular meeting and should be answered at that time if possible. If they cannot answer them, send out an email with the answers later. **Shawn Jeffers/Mickey Bange** seconded the motion and it was approved.