

GOOSE CREEK LAKE TRUSTEES, INC

GENERAL SESSION MINUTES

SEPTEMBER 9, 2023

REC HALL

CALL TO ORDER: The meeting was called to order by Chairperson Bill Johnson at 9:00AM

ROLL CALL: Shawn Jeffers, Brandon Asher, Bill Young, Bill Johnson, Ken Michler, Mark Warren, Chuck Carner.

Bill J "Mike Mills is on vacation. Steve Folley is at a funeral.

- Prayer was said by Barb Stepney.
- Everyone said the Pledge of Allegiance.

OLD BUSINESS: Bill Johnson

- We are seeing warrant sheets. Does everyone have their warrant sheets. Its for august. Motion made by Shawn Jeffers second by Mark Warren. All in favor. Motion passed uniamously.
- Do you have any Phone Polls from August? Jennifer "there was one phone poll." Bill J " I believe it was the one we made for changing our previous for the fence in front of their department and the sewer pipes and everything. We made it all before hand. We decided that we wanted to change it. Our first initial vote was for we up'd it by \$900 and that enabled them to then to go further out to the road to where it matched the outline of the fences are already around. I don't have that information in front me on how everyone voted but we can add that to the next meeting, but that was the only record of phone polls that I have.
- Does anyone else have anything for old business? No answer

CHAIRMANS REPORT: Bill Johnson

- I want to go over the ballet and newsletter in just a moment but I wanna remind everyone that if you have questions or comments, please come up to the podium that's when you want to talk at

any time. Please come up here, write your name plat and lot. We are going to conduct this business in orderly fashion's were going to keep the discussions to a minimum please. So here in a little bit we're going to have a Jennifer from the office talk about the timeline from our audit company. They have already started on everything they have everything they need for us. I want to let everyone know the pool will close on September 10.

- As far as the audit goes, this is the second company. The first one we made an agreement with, we sent them all the information they needed. They sent us back an email that said "i'm sorry, we don't have the staff to do it, we can't take care of that this year." So we have had to backtrack and go to our second choice. Our second choice, we reached out to them and make sure they were still willing to do it. Make sure the price was still the same if they were willing to do it. We made a motion and voted to move forward with that company.
- Reminder to everyone, the spillway is off limits when it comes to parking and loitering. This is something that has been a rule that has not been enforced for years and years. And we are trying our darnedest to enforce it. We're catching a lot of flack from property owners that don't understand why. And its because its safety for property owners and its so that we don't have lawsuits moving forward. People just need to understand that, that its been a rule in place for a long time and its something that needs to be enforced and people don't need to threaten our staff for trying to do their job and enforce the rule that's in place. So please keep that in mind.
- Again just like previous meetings, asking property owners if you have waste, please have it hauled out of the lake, if you have a waste hauler, use them please. The amount of waste we have in our lagoons is just huge, and we are accruing more cost everyday that more people are using it. So we are trying to do what we can to keep it to a minimum, to keep system running until we can start moving forward with the repairs. At this time we are4 still waiting on the engineering company to get back to us on what their scope of work is going to be and then they're going to help us find contractors that will be able to take care of the process on both lagoons and the expansion of county line dump station.
- Here in a bit I'm going to ask Jennifer, shell speak about the status of our Pay HOA which is a new computer system and we are trying to move forward with rolling out, that's got good potential for helping us move into the 21st century. We just had problems last year when we tried to do a lot of the information, it just wouldn't sync up. It sounds like with the initial data transfer things just didn't go where they were supposed too. Some things got lost, had to start over again. Hopefully that will be happening soon.
- On the Ballet 'Please see attached with minutes'
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COMITTEE REPORTS

ADMIN REPORT: Brandon Asher

- Few things is the office is currently working on, is scanning files into a hard drive so that the property owner files can be moved to the vault.
- Pay HOA is being worked on and we plan on using it for billing this year.

- The office staff check the phone messages on the days they are open and respond to all calls.
- Emails are checked on the days when the office is open and responded to.

SECRETARY REPORT:

- The meeting minutes have been provided.
- The goose creek web page has been updated. Approved minutes are on the website.

TREASURERS REPORT: Shawn Jeffers

- In our CD Belgrade bank-lake fund we have \$102,696.09
- In our checking at Bloomsdale-general revenue we have \$2,196,372.31
- In our savings- Regions Bank we have \$250,932.87
- In our checking at Regions Bank is \$500
- In our CD FSCB-lake fund we have \$77,314.26
- Income for July 2023 was \$80,575.10. Expense for July 2023 was \$96,778.19
- Largest expenses for July is payroll at \$48,829.42. Trash at \$15,609.91. Taxes at \$4,415.16
- June meeting expenses that were not reported..Expense for June 2023 \$144,268.98
- Largest expenses for June 2023 was Payroll at \$57,240.23. Legal Expense at \$16,334. Trash at \$11,364

Bill J “we also have the office manager working with waste management, looking at two options. Number 1..we’re currently paying by the dump, she’s going back looking at the last 4-5 months and compare what are weights on the dumps were and if they charge by the weight vs by the dump. We are looking for better options to save money or if we are doing it the right way”

MAINTENANCE: Brandon Asher

- During the week heat wave, the guys did not mow as much. They did however have the place looking good for the holiday weekend.
- Maintenance has many complaints on the roads. This past week they spent time on the roads and moving forward. The roads will continue to be worked on each week. Please email any request for the roads to the office or come to the office and fill out a request.
- You will see the side arm out each week. Limbs should not be left on the sides of the road. If you see any please remember Ameren is in here and trimming trees. The office has the number to reach them if you have any issues.

- Projects coming up in the fall include a new silt pond, we have been in touch with Army Corp. of Engineers so that we can have our permit in order.

Mark “remember one thing, when Ameren is out there trimming as well, they are obligated by the Public Service Commission that 10ft away from the tree or 10 ft from any power lines. So if you want to call and complain that they cut your tree back too far, its not going to do you any good. Ameren does what they are asked and told to do by the Public Service Commission requires them to do so. They won’t cut a tree down, they’re not allowed to cut them down so don’t ask them to.”

SECURITY: Bill Young

- For the Month of August we had 1 noise complaint, 10 dog complaints, 2 broken gates, 2 EMS calls, 45 assist escorts with other agencies.
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ADDITIONAL NOTATIONS: Bill Johnson

- Jennifer “Pay HOA we’ve uploaded the data couple times. When we uploaded the platform, for some reason left the addresses out. So we redownloaded it, we have Jesse removing in to help us. We also had Elliot data out yesterday or the day before. Elliott Data is who does our badge passes. Brivo does not talk to PAY HOA so the massive amount of cards that we have out there won’t work with pay HOA. We would still have to have you come in the office and update your cards. Elliott Data has been in touch with Pay HOA and Elliott Data is checking of the possibility of them going to getting us a quote for Badge pass which would take all the cards we have and you would be able to update in Pay HOA. So we are on track to have it ready by November 1st. The only question is the uploading of the cards and if we did go with a different platform that would talk, of course we need bids, and it approved but we expect to have it going by November 1st so that we can that the billing and everything before we send it out and no one is charged 3 times or I wasn’t here when that happened before, so I don’t really know what all the concerns were, but we are trying to get it to were it uploads to make it easier for y’all to pay online and do your business online.”

POOL: SUB- Shawn Jeffers

- Like I said earlier the pools last day open will be September 10th
- The only thing remaining for the pool is the cover and Westport will be doing some final checks then closing the pool.

PERMIT: Shawn Jeffers

- For the month of August, we had 1 camper, 1 carport/pavillion, 1 concrete, 4 culverts, 1 full residence, 2 porta potty, 1 septic system/repairs, 3 sheds and 1 well permits for a total of 15 permits YTD we have done 233 permits

- I have not had any complaints from property owners on permits so I guess our new girl is doing a good job! Jennifer and Dean “ She is”
- We have 1 permit that we have to go over today. 2/148 for a boat dock. Bill J “what’s the maximum business that dock can be from the waters edge” Shawn “40ft” Bill J “ thats what is shows, doesn’t show how far it from the edge of property.” Shawn “is the property owner here today?” (No one answers) Bill J “ it shows 22ft on one side but it doesn’t show the other” Shawn “we will have to get together with the property owner to check the property lines on sides for boat dock” Bill J” I almost think that we can vote on this subject to the fact that they give the permits personnel the correct dimensions off the property lines, subject to this dock is being built with anything other than what is not allowed, there’s nothing wrong here that gives us information.” Mark “ we need to know materials and side line” Bill J “does anyone disagree that we can make the motion to approve this if it meets the requirements, the permits individual should know what those requirements are as far as the construction and the distance off property line goes or do you want to table it?” Shawn “I’d table it” Bill J “this is something that we can vote on next meeting if permits can get the information needed. And Jennifer can we make sure that the people that are accepting these know the required information that would help out as well”

FINES & VIOLATIONS: Bill Young

- We sent out 16 fines for the month of August. Several letters sent out of warnings.
- 19 new trash lots called in by individuals. There are several trash lots that are ongoing that we send out every month, that are not being taken care. If we don’t hear a response from them we send them one letter out a second letter and then fines every month and address the issue.
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LAKE & BEACH: SUB- Shawn Jeffers

- Maintenance has been repairing boat docks and will have the work completed by September 15th.
- We will begin working on the beach area soon to address the washing out of the beach
- Jennifer -Army Corp Visit “army corp got some complaints about our dredging. The concerns were that the dredging was muddying up the water. The way I understand the complaints that recent complaints. We invited them out to inspect our dredging operation which hasn’t been running this month or last month. Army Corp came out we are completely in compliance. There is a little bit of concern between them and DNR about permits basically they think they don’t have their ducks in a row on the type of dredging that we are actually doing which is dredging that isn’t outflow. We are not dredging an outflowing on to any other property. Our dredging are going back into the lakes. DNR has a different process. And Army Corp has a different process and what I got format was they basically came out so that they can get together with DNR so they can not get confused. While they were here they also looked at our silt ponds they said it looks great. They are aware that we are going to do another silt pond project which we do have

to have permitted. They did say they were going to reach out to our DNR representative Marietta, knows everything we do, Tuesday the 18th we are going to have a visit from DNR from Jefferson City and Army Corp. They are coming out and in no way are they shutting down our dredging or anything like that. They want to see the dredging operation so that they can have a better understanding of what their permits should say. But Goose Creek is doing everything that they're supposed to do.; Our permits are solid. Our dredging is not causing any problems and they are satisfied with what we are doing."

- Jennifer- DNR call "communicate with us and see what we are doing. The 18th the dredge will be in operation so they will be able to see if there any mud coming up in the water or if there are any concerns"
- Dredging will start back up Thursday

LAND ACQUISITION: Shawn Jeffers

- We went to the tax sales. We bought 15 lots. We spent \$8,529.41. If you break that down it comes to \$568.63 per lot. Hopefully we will be able to quadruple those by next year.
- Bill J" these are all lots that you guys looked at to make sure that more than just an access lot and people know that were not buying hillsides, we are buying lots that we will be then able to use and build."
- Profits of Land Acquisitions I believe all that money goes back into the general fund. Land Acquisitions has a small budget every year for the buying of properties. And all the returns go back into the general fund because that's where their budget comes out of"

VOLUNTEER COMMITTEE REPORTS

- Dean Morton " good morning everyone, I'll just give you a quick way out of what went out. We sent out 3350 ballots there was 2,153 single lot owners 748 for 2 lot owners. 3 lots and over 449. If you get your ballot and it's not correct you need to go to the office and see what the problem is. We've had several people that haven't taken their deeds up after buying their property.
- The people that have 1 lot they really have control what's going on here. The way these are proposed the 1 lots if they all came in and voted yes and picked one of them it would cost multi lot owners a lot more money.
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ELECTION COMMITTEE: Dean Morton

- The only other thing I had was if anyone here running for trustee wanted to speak now or if they were wanting to wait. Come on up and speak. Looks like no one wants to. Shawn "I know there are at least 2 people here at least, raise your hand if you're running for trustee please.
- When you vote yes or no on the raising the assessments it just know that the more yeses than nos
- When you vote yes or no on the raising the assessments, it just a no. there's more than yeses than nos and then yeses then nos, and then we go into that option. If there's more nos than

yeses there's no reason to worry about the option because nos win. Just so you know that. There's not just picked this and it will be that. Its yes or no and we go from there.

COVENANTS COMMITTEE: SUB

- We basically waiting for the new board to come on so we can figure out how they would like to start out

POVA: Barb Stepney

- The snack bar is open for one more week. Usually we close on labor day but the pool is going to be open to day and tomorrow so snack bar will be open today and tomorrow to accommodate anybody that's at the beach or in the pool.
- POVA is having a poker run on Sept. 23rd. Registration is in the REC hall and its at noon. The run is from 1pm-4pm.
- We have a hayride and its a bonfire and hotdog roast its primarily for kids but we love when adults show up and hang around the bonfire with wine and smore's.
- Oct. 28th is the kids halloween party. We started having it outside because of covid but it seems to be a much more popular thing to continue outside then to have inside. Chili and hotdogs. And we have lots of games for the kids and theres of course candy involved in that process.
- Oct. 29th is sponsor day. Trunk or treat down at the parking lot. Who's invited dishes out more candy in case they didn't get enough the night before.

BEAUTIFICATION CLUB: Barb Stepney

- We took cans in this last week. Did we ever decide if that was record or not. A record of 1280lbs of aluminum cans in a single load.
- What does it cost Goose Creek to dump 10,000 lbs. do you know that? Jennifer "not off hand" Bill J "we pay by the load right now" Barb "don't they charge overage?" Jennifer "we do get charged overage that's why we're discussing, but generally its like \$300-\$400" Barb "see, look how much money were saving you, plus we're making money for our plants and so on" Jennifer "we also have the scrap dump by the office which is appreciated" Bill J "we're actually collecting scrap that's up by the office, if you're not aware, please put your metal over there not the trash dumpster. Don't worry about trying to get in the dumpster, maintenance will get their bobcat or something to get it up in the dumpster. Over the last year or two years we have actually made money as opposed to in the previously they tried it. That scrap hauler was costing us more than what we were acquiring so it didn't make sense. But we've made money this year doing that" Barb " is there any restrictions on what you can put over there for scrap?" Jennifer "yes but just helps tremendously"
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FIRE DEPT: Doug Smith- Sandy

- Has a website now. Which we are very happy about. We used it in a practice run and it worked perfect. All your fire tags and 911 signs come directly to fire department. You can eliminate going to the office. We will have our own website.
- Training were going to, 3 firefighters that go next week for car fires, electric car fires, which are very dangerous. So the training is all up to date. Were applying for grants tor the for more equipment. They're very generous.
- Oct. 7th is our next poker run, we know that's election day so we're going to have registration at the fire house. Hopefully its nice weather and we can be outside.
- Bill J "did you get your truck fixed, I know you had one down." Sandy "Yes"
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NEIGHBORHOOD WATCH: Tom MARTin

- Meeting next Saturday at 10am.
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GOONS:

- We have an upcoming Chili social on Sept. 23rd it'll be across the street at the pavilion. Everyone at the lake is welcome. You don't have to bring anything. Just show up, meet your neighbors and community.
- We don't charge anything, its just something that we the goons do.
- Also we have approved new cameras at the dumpster station at the security gate. Bill J "security had asked for more cameras at the dump station because people are dumping things that they should not be and not getting permits for certain things. Being shot handed they can't be watching that area all the time. So, property owners if you see something or someone, you don't necessarily have to confront, you can go to security and say hey, this is what I saw, this is when it was and Jennifer said that they are up and running, they are probably the best camera feed that we have, so we will be able to get their information and turn around snd send them a fine or violation or warning whatever occurred." Jennifer " THANK YOU"
- Mark "what time did you say that was on the 23rd?" "It'll be 6pm"
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MUDDAWGS:

- We have a couple poker runs coming up. Sept 16 at noon for registration. 1pm-4pm
- Oct. 14th night ride is at 4 for registration. We will put an event thing out there so people can know.
- Texas Hold'em and Cornhole Dec. 9th at 6pm

- Dec 31 our new years eve party
- We have something we want to ask the board. We are wanting to get a shed that actually matches the Goons and be able to put it out here on the side somewhere. We can discuss location after that fact of approval of getting us a shed. Keep all of our stuff in there and others things like meeting there instead of at peoples houses. Shawn “I’m not opposed to it at all, I mean we let POVA do it, we let the Goons do it.” All in favor anyone opposed. Motion passed

PROPERTY OWNER COMMENTS

- Steve Meyer 11/427
- Micki Forrest 6/74 & 75
- Dean Morton 2/449
- Lisa Wagner Farris 5/082
- Chuck Rose 21/004
- Barb Stepney 31/099
- Terry Montgomery 35/11 & 12
- Bob Warterbe 22/122
- Sharon Scott 3A/ 197,198 & 199

ADJOURNMENT:

**made a motion to adjourn. Brandon Asher seconded the motion. Motion passed unanimously.
Meeting adjourned at**