

**GOOSE CREEK LAKE TRUSTEES, INC**  
**GENERAL SESSION**  
**March 12, 2022**  
**Rec Hall / ZOOM**  
Transcribed by Mickey Bange

**CALL TO ORDER:** The meeting was called to order by Chairperson Steve Folle at 9:06 AM

**ROLL CALL:**

Steve Folle, Bill Johnson, Kevin Heitman (Zoom), Mark Warren, Michelle Ernst (Zoom), Mike Mills, Pat Moore and Shawn Jeffers.

Mickey Bange said a prayer

- Everyone said the pledge of allegiance to the flag.

**MINUTES:** Shawn Jeffers read the three February phone polls.

- **February 14, 2022**, “ Motion made by Kevin Heitman to appoint Michelle Ernst as Chairman of the Admin Committee, with the stipulation that Ms. Ernst will step down as Chairman of the Maintenance Committee. Seconded by Mark Warren.” Bill Johnson, Shawn Jeffers and Mike Mills voted “Nay”. Mark Warren and Kevin Heitman voted “Aye”. Pat Moore and Michelle Ernst abstained. Steve Folle, as Chairman, does not vote except to break a tie. Barb Stepney is sanctioned until the end of the term with no vote. **The Motion failed with 3 Nay votes, 2 Aye votes and 2 abstains.** Steve Foley and Barb Stepney did not vote.
- **February 14, 2022**, “Motion made by Bill Johnson to appoint Pat Moore as Chairman of the Admin Committee. Seconded by Shawn Jeffers. Bill Johnson, Shawn Jeffers and Mike Mills voted Aye, Mark Warren and Kevin Heitman voted Nay and Pat Moore and Michelle Ernst abstained. **The motion passed, there being 3 yea votes, 2 Nay votes and 2 Abstentions.** Steve Foley and Barb Stepney did not vote.
- **February 16, 2022**, “Motion made by Michelle Ernst to provide access to cameras remotely If a Read Only Profile can be provided to everyone except the Chairman (who should have greater access) and, If everyone signs a statement of non-disclosure agreement that allows disclosure if illegal activity is observed that includes stiff financial penalty up to a specific level to include making Goose Creek whole for any legal fees or ramifications apply only to those who request and are granted access, and only as they relate to camera system access...And we each have our own log in that can be tracked?” Seconded by Shawn Jeffers. Mark Warren, Michelle Ernst, Shawn Jeffers and Kevin Heitman voted Aye. Pat Moore, Bill Johnson and Mike Mills voted Nay. Steve Folle and Barb Stepney did not vote. **The motion passed there being 4 Aye votes, 3 Nay votes.**

It was noted that the February 16 motion regarding camera access could not be adopted because the stipulation regarding separate log-ins could not be met.

### **OLD BUSINESS: CHAIRMAN'S REPORT** Steve Folle

- The Chairman shared the legal fees for the past 2 years. The totals were Thurman, \$37,228.95, Schmidt, (total \$23,751.20), \$19,946.20 for the Ernst lawsuit, \$3,805.00 for the Wartenbe /and Mike Casey lawsuit, and \$12,948.00 on the Watkins lawsuit.
- Ken Schmidt indicates that there is discussion of a hearing scheduled for September on the Ernst vs. board lawsuit.
- We have been required to purchase additional insurance because of the lawsuits. We are looking at another broker to see if we can get the insurance cheaper. We have already paid out \$50,000 this year.

### **TREASURERS REPORT** – Mark Warren

- **BALANCE SHEET:** FY 21 through 22. Currently there are Lake Funds in two separate CD's, \$100,272 and \$244,214. This is not including the estimated earnings of \$46,000 for this year.
- No **WARRANT SHEET** Unable to get reports, the bookkeeper still out sick. We don't know when she is coming back. We are in a holding pattern until she returns. Payroll and bills are being paid.
- The Trustees are trying to cut expenses, including in payroll. Mark will try to get the figures.
- A Property Owner asked about self-insurance, but it is too expensive.

### **MAINTENANCE:** Michelle Ernst

- Michelle Ernst reported that we are meeting with the pavers next week. Depending on the sealed bid prices, we may postpone paving for a year.
- The sidearm is back and running.
- We are fixing the gravel roads that washed out with all the recent rains. We will be starting letters to Property Owners about problem ditches and culverts. **NO MORE ROCK IN DITCHES.** We cannot clean the culverts when there are rocks and it is costing us extra money.
- Bill Johnson requested a report of repeat culvert offenders.
- We are getting a bid on the old track loader next week.
- A Property Owner asked about trying to preserve the roads instead of paving them. It was explained that the left over paving money from last year was spent on a road that was not approved to be paved.
- **Motion:** Michelle Ernst made a motion to spend \$5,000 to fix the awning over Maintenance Shop and Kevin Heitman seconded. Michelle Ernst, Kevin Heitman, Mike Mills & Shawn Jeffers voted Yea, Bill Johnson and Pat More voted Nay. I could not hear how Mark Warren voted. Motion passed with 4 Yea, 2 Nay

**DREDGING:** Jason Asher from Muckminers Company addressed the Property Owners about hydraulic suction dredging.

- There is very little excavation.

- They plan on dumping the sludge in deeper sections of the lake. They are not limited on the distance they can pump the muck, they just need additional pumps. Some of the tubes will be floating and some deeper in the water.
- The lake will need to be closed during the dredging, which they expect to be about a month.
- They will not be dredging around docks.
- There is not a lot of material along the shore.
- When you dredge, you lose volume, 10 to 30% of some of that volume.
- The dredging will not muddy the lake any more than a heavy rain. The water won't be murky, only where they are dredging and dumping. The clay goes down within a day, silt in 5 to 10 min.
- It will not affect the fish. They stay away from the dredging process.
- They will only dredge during the day, not at night.
- The goal is 12', but he explained that they cannot go any deeper than the bed of the lake. If it is rock, no amount of dredging will help.
- Property Owners can request prices from the company for their individual docks while they are at the lake.
- We need to create silt ponds using the dredging money. We have been acquiring property to complete the silt ponds.
- We have already removed 20 to 30 truckloads of material out of our current silt pond.

**ADMINISTRATION:** Pat Moore

- We need to have an Admin meeting. The new software is going good. We are depending on 3 new CSR's and we need the bookkeeper back.
- We are revising the Employee Handbook. The last revision was in 2019.

**SECURITY:** Bill Johnson

- James Evans has been hired as head of Security and was introduced to the Property Owners.
- Bill read the February security calls.
- We have a lot of new employees who are doing well, including a patrol officer.
- Neighborhood Watch needs everyone to watch out for their neighbors and each other.
- Pat Moore mentioned that several cars were backed up at the gate and she went into Security to help while one of the staff was at a fire call. Part of the problem was using both the old system and the new system for passes.
- We need to consider a new way to place stickers on UTV vehicles. It ties up Security too much.

**LAND ACQUISITION:** Shawn Jeffers

- No report included in packet. Mindy is out sick.

**PERMITS:** Shawn Jeffers

- No report in packet. Mindy is out sick and then on vacation.
- There was a variance for a steel carport.
- 04-198 & 199 There was a variance for concrete, a carport was mentioned but is on hold. Shawn will review and start a Phone Poll on Monday.

**FINES & VIOLATIONS:** Mark Warren

- There have not been many new ones turned in.
- There is one trash lot.
- There was discussion about charging for broken gates. If the gate is accidentally broken, the charge will be \$40. If it is deliberate, there will be a fine plus the gate repair charge.
- Fines will be repeated until the problem is fixed.
- Trustees, as Property Owners, may file trash lot complaints. But they will be treated the same as complaints from regular PO's.

**POOL** Shawn Jeffers

- There were new reports completed regarding the location of the pool. We are waiting for bids with the new information.

**LAKE & BEACH** Mike Mills

- The new swim dock is still scheduled for the first week of May
- We have completed Sonar depth reports for the dredging bids.
- EVERYTHING drains into the lake. Do not blow leaves into the lake. It costs us more and deteriorates the water quality.

**BEAUTIFICATION:** Lynn Angle

- Seven hundred (700) pounds of cans were recycled in February.
- The cans need to be recycled again.
- We are getting the flower beds ready for spring planting.
- We bought new trash cans for the Rec Hall.

**COVENANTS** Bob Wartenbe

- The Committee met and worked on Article III. They were turning the recommendations into the trustees today. It was regarding notifying PO's through newspapers, which few people get any more. It recommended using social media and e-mail notifications.

**NEIGHBORHOOD WATCH** Tom Martin

- No meeting this month because of the St. Patrick's Day festivities. The next meeting is April 16.

**FIRE DEPARTMENT** Brian Friese

- We have started building the addition to Firehouse II. The foundation is in and we are ready to build.
- Tornado Siren – We need to set the pole and get installed ASAP.
- The Fire Department needs to know when the dam is closed to determine routes during emergencies.

**POVA** Barb Stepney

- St. Patrick's Day dinner and dance is next weekend with a DJ and prizes. The dinner starts at 7P and the dance at 8P. \$15 per person. Dance only \$5. Coolers are welcome.
- While the Pool is closed, it has affected the revenue by 50%.
- The Snack Shack needs its own electrical service.

**GOONS** Pat Sullivan

- Our first Poker Run is May 14.
- Work at Hays Melton has slowed down because of the weather.

**MUD DAWGS** Mike Mills

- Poker Runs August 27 and November 12.
- There will be a Texas Holdem and Corn Hole Tournament on October 8.

**PROPERTY OWNER COMMENTS****Randy Rickerman, P/L 18-159**

- He worked with Bob Reeves to try to get grants for \$100,000 to \$125,000 for several tornado sirens. He could talk about it. He wants a special assessment to get them.
- He donated hand sanitizer to the office.
- He donated books to the library.

**Bob Wartenbe, P/L 22-1210& 122**

- He has a complaint on a tractor trailer. What is the status? A letter was supposed to be sent. Another tractor trailer needs a letter also. A letter was sent to the one on Parrot. The covenants need to be rewritten to help with some of the confusing language.
- He had a question about a variance between neighbors, notarized and through the county to give permission to be closer to the neighbor property. Will the board allow the variance between neighbors? Mark Warren suggested putting it in the covenants to be clearer.
- More regarding easement and variance question. It does not include roadways. The current setbacks are 25, 10 and 10. Pat Moore suggested removing the 25, 10, & 10 setbacks. The Covenants Committee will working on shipping containers and trailers in addition to variances.

**GENERAL QUESTION:** There is a bid to fix the double door at the west end of the Rec Hall, the frame needs fixed. There are also broken windows in the Rec Hall needing fixed. Someone asked where the windows were purchased.

There was also a question on the Maintenance Shed awning. Was the material bid \$2,600 or \$3,200 for materials?

**ADJOURNMENT:**

- Pat Moore made the motion to adjourn the meeting.
- Bill Johnson seconded the motion.
- The motion passed unanimously.
- The meeting adjourned at 11:28AM

**MOTIONS:**

- **February 14, 2022**, Motion made by Kevin Heitman to appoint Michelle Ernst as Chairman of the Admin Committee, Second by Mark Warren  
**The Motion failed with 3 Nay votes, 2 Aye votes and 2 abstains.**
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March 12, 2022, Pat Moore made the motion to adjourn the meeting. Bill Johnson seconded the motion. The motion passed unanimously.

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**Michelle Ernst, Secretary**