

GOOSE CREEK LAKE TRUSTEES, INC
MONTHLY TRUSTEE MEETING
APRIL 9, 2022
Rec Hall / Zoom

TIME: 9:10 AM
MEETING - ROLL CALL

Trustee	Aye	Nay	Zoom	Abstain	Absent
Steve Folle	X				
Bill Johnson	X				
Kevin Heitman			X 9:13		
Mark Warren	X				
Michelle Ernst			X 9:17		
Mike Mills	X				
Shawn Jeffers					X
Barb Stepney	Does not vote				

NEW BUSINESS: Steve Folle

- Pat Moore resigned for a medical reason as she can no longer participate. We are another trustee short.
- This is an informational meeting only, not enough members to vote.
- When questioned why there was not a quorum, it was said that the matter was researched and that is what the attorney told us.

PRAYER: Ron Frohmann said the prayer

PLEDGE OF ALLEGIANCE: Everyone said the Pledge of Allegiance

- At 9:13 it was announced that Kevin Heitman was on Zoom, his microphone was not turned on, but he was participating.
- Bill Johnson brought up that he felt that Zoom was something that had come and gone. It was brought in for the pandemic.
 - Some people think the Trustees should show up.
 - Those that do not show up should have a valid excuse. The board needs to vote to see if it is an excused absence.
 - If a Trustee cannot show up, they could resign.

OLD BUSINESS:

- Steve mentioned that the old computer system needed to be fixed before moving to the new system. Lynn Walker is working on it.
- We are looking to hire more staff in the office. We brought back old and new employees to work on the conversion.

- TAXES: An extension has been applied for because of ongoing issues with turnover in the office. The Accountant had already done it before we asked.
- A Property Owner brought up the sanction of Barb Stepney. An alternate was put on the board. The response was that it was approved by the Lawyer. The alternate quit because of all the drama.

MAINTENANCE: Michelle was absent so Brian reported

- CULVERTS: He has a list of repeat culvert offenders, but it has not been reported to the office yet. With all the rain, bad culverts and driveways are tearing up the roads. Mindy reported that Brian had spoken to 5 Property Owners before pulling the culverts. Bill Johnson asked if we can bill repeat offenders. Mark Warren said that the problem really begins up the hill, not only where the culvert is stopped up.
- Brian reported that 75% of the work has been done on the silt pond by New Beach and it should be finished by the end of next week.
- The Maintenance awning us up, and it is almost \$3,000 under the amount approved.
- Ron Frohmann requested that we not use cinders in the winter time. He said that we need to clean the cinders after a snow.
 - Brian explained that the cinders were free but are no longer available. They also are slick on the roads, cost more to pick up, and then what do you do with them.
 - Brian responded that we will pre-treat with brine. We will be buying chopped granite like the county uses at \$300 to \$400 a load.
 - Brian also said need we need more salt. Maybe we still have one year's worth left, and there is only one place to order it. He says we should not use the salt because it goes into the lake. Randy Rickerman said that the Conservation Department said that we can use salt

ADMINISTRATION: Mindy Herrod

- Mindy reported for the office that we have hired someone from Timeline who knows the old system to assist with the conversion and Accounting and Office Manager duties.
- The Bookkeeper is back with restrictions.
- Steve Folle & Michelle Ernst have been running the office until a Property Manager is hired.
- A question was raised about who is allowed in the office after hours. The lights are on all the time and a car is parked there. Also questioned why a Trustees acting as Property Manager.
- Someone questioned why this board is not being treated as previous boards.

TREASURER REPORT: Mark Warren

- We are using Quick Books. We are not sure we are up to date.
 - Gross Profit \$1,075,991.
 - Net Income 679,101.85.
 - Expenses, Payroll 1st, Liability Insurance 2nd and Trash & Sanitation 3rd.
- The Pool is going to cost more money than the special assessment raised.
- We still need to deal with the septic issue at the office.

- Donated money is paying for the largest portion of the swim dock.
- The boat ramp needs fixed. It was patched because we couldn't afford to fix it at this time.
- There have been rumors about money missing from the office. Mark said there is no evidence. You can't believe Facebook.
- A Regions Bank money market requires a \$500 checking account balance.
- Multiple deposits have been made from assessment income.
- There is \$161,000 from the road fees for asphalt.

SECURITY: Bill Johnson

- Bill read the Security Report. There are some reports of theft. Watch out for neighbors and neighborhood. Security set up zones and are hitting at least 3 zones per shift. 3 shifts are roving daily
- GPS has been installed on vehicles, we are waiting to review.
- We are getting several applications. We are trying to hire for summer and can't find help. New Supervisor James Evans.

LAND ACQUISITION: Mindy Herrod

- Five properties have been sold since the beginning of the year.
- There are 27 Surrenders. The board voted to stop surrenders, but these were started before they were discontinued.
- Surrender lots are offered to neighbors first, then they go on the Public lots for sale list. Employees or Trustees do not get 1st chance at buying lots.

PERMITS: Shawn Jeffers was not at the meeting. They will do them at the Wednesday Trustee meeting. The following is from the April 13, 2022 Executive Minutes:

- Permit for Plat 2, Lot 231, Motion made by Shawn Jeffers to approve, second by Mike Mills. Everyone voted yes.
- Permit 8581, Motion made by Mike Mills, Second by Shawn Jeffers, All approved.
- Permit 8549, Bill Johnson made motion, second by Shawn Jeffers, All approved.
- Permit 8556, Motion made by Mike Mills, Seconded by Shawn Jeffers, All approved subject to inspection after installation.
- Permit 8597, Waiting to view.

FINES & VIOLATIONS: Mark Warren

- There was no meeting as there were no new violations. James said we only had broken gates. For accidental or deliberate breakage, \$45.00 covers labor and parts.
- Collection Agency business was severed because no fees were paid this year.
- The Office collects fines.
- Trash lots can continue for a year, they are fined monthly.
- Mark would prefer legal means. He is going to sue trash lots owners so they don't carry over from board to board.
- We need the office in order and staff in place to go after collections and judgments.

- Property Owner Mandy Chapman looked into using lawyers and reported to the board that fines are not legally collectable.
- The board will review their options.

POOL: Shawn Jeffers

- The pool is closed.
- There will be no pool this year.
- New letters were sent to contractors requesting updated bids after the soil report was completed. We have only received 1 bid and we are waiting for more bids.
- The money for the Pool is in a separate allocated account until we replace the pool.
- Including Co-owners, \$70,000 is the estimated income this year, leaving us \$140,000 short.
- We need to honor past commitments.

LAKE & BEACH: Mike Mills

- Mindy is working on spraying the dam for vegetation. We will need an outside company because of the grade and rocks.
- The Silt Pond at New Beach is already working.
- The Swim Dock is scheduled to be installed by May 18, 2022.
- Some tests in the lake will be happening shortly to prepare for dredging. The lake bottom will be scanned so we know what areas need dredged. The report is supposed to be out in the next few weeks.
- After the Office is straightened out we will work on boat ramps. We need to get other stuff done before getting bids.
- Choose center lane of the boat ramp if you can.
- Because of so much rain, there is a lot of water & mud coming into the lake where we have not had it before.
- With so many Property Owners cleaning lots, more material is coming into the lake than we have seen before.
- A Property Owner questioned when the boat ramps would be fixed and was told that it won't happen during this summer.

BEAUTIFICATION: No One was available to report.

COVENANTS: Bob Wartenbe - Nothing to report

FIRE DEPARTMENT: Brian Friese

- There will be a Poker Run on April 23 from 1 to 4PM.
- We are working on Firehouse 2. There is no estimated completion date. We have started the framing, working on electricity, waiting on UE
 - 100 amp for the Fire Department
 - 100 amp for the bathrooms
- The bathrooms will only be locked for 1 day.

- Annual Kids Fishing Tournament:
 - We will be spending between \$3,850 & 4,000 for fish.
 - All fish not caught will be taken to other ponds.
 - Catfish will run from 2 to 6 pounds,
 - There will be over 2,000 more fish than 2 years ago.
 - There are other expenses in addition to the fish.

POVA: Sandy Frohmann

- The Easter Egg hunt will be Saturday, April 16th. The fire truck will start the search.
- There will be a Poker Run on May 7.
- Hays Melton looks wonderful. A shout out to the Goons for the work there. THANK YOU!

NEIGHBOR HOOD WATCH: Tom Martin

- There will be a meeting next week before the Easter Egg Hunt.

GOONS: Pat Sullivan

- The 10th Annual Trash Run will be May 14th.
- Hayes Melton remodel is complete.
- Other projects include purchasing additional picnic tables.
- We have been asked for research lighting by the front gate, the ice house, etc. It is too dark. Check with Ameren UE about 360° lights, and/or LED lights. Home Depot also sells lights.
- They are asking Gary and Sandy to put one on the corner by the ice house. The office was supposed to look into it but it did not get done.

MUD DAWGS: Danny Goad

- There is a Poker Run scheduled in June.

PROPERTY OWNER COMMENTS

NAME:: Tom Martin

PLAT/LOT: 06-378

- Because the New Beach Silt Pond is 75% done, he requested working on another pond at Beach/Larose. It is all shelf rock by the low water bridge. Mike Mills is working on the low water bridge area.
- He asked about stocking the main lake. It depends on dredging. We can do more and bigger fish next year. We need the sonar report before getting dredging done. It will be done during the week, not on weekends.
- He asked questions about the Paving bids. There was then considerable discussion about the bids. There were also breakdowns by roads.
- Tom mentioned that there was a problem in the past with driveway entrances.
- The Board has not made a decision yet on the paving this year.

- Mike Pace Construction discussed resealing roads, trying to preserve the roads and fill cracks. The sealing protects the roads.
- Leadbelt would not bid because they didn't get it last year, even though they had a lower bid.

MOTION TO ADJOURN:

- Bill Johnson made the motion to adjourn. Mark Warren seconded.
- The motion passed unanimously.
- The meeting adjourned at 10:56AM

MOTIONS: April 9, 2022

Bill Johnson made the motion to adjourn and Mark Warren seconded. The motion passed unanimously.

Michelle Ernst, Secretary