**Goose Creek Lake Trustees, Inc.**

**General Session Minutes**

**February 10, 2024**

**Rec Hall**

**CALL TO ORDER:** The meeting was called to order by chairman Brandon Asher

**ROLL CALL:** Leslie Miles, Don Krodinger, Bill Young, Brandon Asher, Mike Mills, Ken Michler, Bill Johnson, Chris Senter, Mark Warren

* Prayer was said by Ken Michler
* Everyone said the Pledge of Allegiance

**OLD BUSINESS:** Brandon Asher

* Motion made to approve the January Minutes by Mike Mills, seconded by Leslie Miles. All in favor, none opposed. Motion passed unanimously
* Motion made to approve the January Warrant Sheets by Bill Johnson, seconded by Bill Young. All in favor, none opposed. Motion passed unanimously

**CHAIRMANS REPORT:** Brandon Asher

* Mailboxes are now available, they are $100 at the time of rental and then $36 per year, the $100 is just a deposit you will get that back. The $36 is annually, it does not apply to owners who already have a mailbox.
* We also bought a new bank of mailboxes so we should have plenty
* Assessments were due January 1st, 2024, they were late as of February 1st, 2024. Late fees are being added and everyone who has not paid is being restricted to Gate 1 as we have done every year
* Still waiting on a plan from the engineers in regards to the dump stations and the lagoons, the engineers will be coming out in the coming weeks to figure out solutions. What we’ve been told so far is Firehouse 2 the lagoon sizing and treatment processing is outdated and it cannot achieve its permitted limits for the lagoon with the current load that its receiving. At County Line Dump Station, needs to increase the capacity of the holding tank so dumping activities of the residents can be performed in a sanitary manner. The lagoon at maintenance, needs to be evaluated for its capacity and for its flow.
* All groups on the activity schedule need to come to the office and fill out rental forms for what they have rented this year and put a deposit down. After each event the place will be inspected and if not left clean the deposit will be forfeited.
* Next month the Property Owners Meeting on March 16, 2024

**ADMIN REPORT:** Bill Johnson

* There were some complaints that the office was not open on January 31st, for all those who wait till the last minute to pay their bills. We are not going to open the office on a day they are normally closed just for the people who wait till the last minute.
* For those who have not had access yet to Pay HOA please just ask for it again and we can help you out.
* Again, if you have not paid you will be restricted to Gate 1 and have to show your insurance information, just like years past.
* Renovation in the office is happening, the 2 back offices and closet. Updating the flooring and most of the work is being done by a volunteer so we have only spent money on supplies, fixtures. Brandon donated the flooring.

**SECRETARY’S REPORT:** Bill Young

* January minutes were just approved

**TREASURER’S REPORT:** Mark Warren

* Reading from the Profit and Loss statement for the month of January 2024 we have collected $472,588.52, 1st being $169,358.82 in 2024 assessments, 2nd being $60,921 for Dredging, and 3rd being $48,705.50 for security fees, and 4th being $48,570 for trash & sanitation fees. All these fees were the same as last year.
* Expenses: 1st is Payroll, Security is first because we have people here 24/7, 2nd is the general fund for administration fees, 3rd is maintenance.
* Total Net Income is $380,134.75
* For the total fiscal year, we have collected $988,907.81, the 1st being Assessments, then the fees were 2nd, 3rd, and 4th.
* Our highest expense at this point has been dredging at $104,315, we have 1 last payment and he will not get that until completion. 2nd was Payroll, then 3rd was a vehicle purchase for maintenance.
* Total Net income for that period was $608,898.95
* We are still working with the accounting firm on the audit, we are still working thru the process to get them the information that they need to finish and hope to be done in the coming months.

**MAINTENANCE REPORT:** Chris Senter

* We are down to a 2-person crew, so we are trying to get to everybody’s needs as fast as they can.
* If you have a request, please fill out a request form at the office so we can make sure everything is getting taken care of

**SECURITY REPORT:** Bill Young

* If you are having an emergency, please call 911
* We cannot do well checks
* 6 EMS calls
* 20 Assists and escorts
* 1 Trespassing
* 1 Suspicious activity
* 1 Report of shots fired
* 4 Domestic calls
* 1 Broken Gate
* 1 Arrest

**POOL REPORT:** Chris Senter

* Pool will be opened before Memorial Day

**PERMIT REPORT:** Ken Michler

* 4 Open Permits this month
* 109 Total Open Permits

**FINES & VIOLASTIONS REPORT:** Don Krodinger

* No Fines or Violations for January
* No Additional Trash Lots, still have 25 active trash lots

**LAKE & BEACH REPORT:** Mike Mills

* Lake is back to normal water level
* Dredger is moving his stuff now to move to the beach area and by the islands. He is unable to do between the islands due to big rocks
* We will NOT be stocking fish in the lake this year, but we will be adding sand to the beaches
* Depth checking was done also, some spots were 5 feet but there is rock that the dredger couldn’t go any deeper.

**LAND ACQ. REPORT:** Leslie Miles

* No report at this time

**ELECTION COMMITTEE:** Dean Morton

* You can get election applications at the office

**COVENANTS COMMITTEE:** Bob Wartnebe

* Something we have for the ballot in Article 5 that could possibly be rewritten and taken to the attorney. Revision given to the board for review.

**POVA:** Barb Stepney

* Saint Patty’s Dance on March 16, 2024 at 7:00pm to 12, no dinner this year. $5 Admission.
* Easter Egg Hunt on March 30, 2024, if the weather is bad, it will be held in the rec hall.
* Snack Bar opens on Memorial Weekend, we need volunteers to work on the weekends. Only a 3-hour shift.

**BEAUTIFICATION:** Barb Stepney

* 1st can recycle was 1060 pounds this year.
* We will decorate a little for St. Pats day and some for Easter as well.
* Some repairs need to be made to the front entrance
* Always need volunteers

**FIRE DEPARTMENT:** Sandy Frohman

* Fire tags are coming in really good; computers have been set up for PayPal as well.
* Doing on-line training
* We are digging deeper into Missouri law and the rules so we can keep up to date with all the procedures and the medical treatment and the fires that we do for the fire department.
* We will be sponsoring an Ozark meeting in March; they have a speaker come and update everyone on the rules and the laws of fire protection and medical.
* Can you explain why organizations are being charged a deposit of $150 per activity? Brandon Asher: It’s a 1-time deposit for the entire year for the groups until they were to lose it.
* Is there a problem with the officers of the different groups having the combination to the Rec Hall? Bill Johnson Answers: “Unfortunately, the code has been passed out way too many times. We have had to change it several times. I know that in most of our hearts we would never do anything to hurt this place or anything like that but, with the most recent theft and destruction of property granted it wasn’t recent but it should have only been the people who have the goodness of this place in their hearts that had the codes but yet it was shared with an individual that came in broke into the cabinets back there, stole cleaning supplies, stole toilet paper, stole paper towels. So, we have to do what we have to do to kept it to a minimum of people that have the code. It might be unfortunate, but we’ll do the best that we can to open it for everyone in the least amount of time as possible.”

**NEIGHBORHOOD WATCH:** Tom Martin

* Meeting is Saturday February 17, 2024 at 10am in the library.
* We have $1000 that we want to contribute and see about some cameras and maybe contribute with another group as well.
* We also have discussed us taking over the Trunk-or-Treat, maybe try to turn that into a bit of a fundraiser as well.

**GOONS:**

* Nothing to report

**MUDDAWGS:**

* Nothing until April 15, 2024

We missed earlier- we recently voted to start bringing back the $5 fee for dump trucks to begin back on May 1st, 2024.

Mike Mills: Newer groups that rent out the Rec Hall need to remember to turn the heaters down and lock up. Someone responsible needs to be in charge of this.

**PROPERTY OWNER COMMENTS:**

**Dean Morton 2-449:** On lots that are in the DNR areas, are they allowed to build on those? If you do build, can you have a holding tank or a well?

Brandon Asher: I don’t know the answer to that but I know there was a house built about 3 years ago on a DNR lot. I don’t know why you would build there if you can’t have a septic system.

Bill Johnson: I’m not sure what the restrictions summarize as, it varies by the plat and lot. Some are no well, some are no well and septic. Basically, if they got the permit and then they went to the office they would verify the plat or lot that was able to get this or that. It shows that the plats that are restricted some can have full residences, some can have double-wide, some that can have single-wide and all can have campers.

**Cliff Collins 4-057:** I got a letter from the trustees, no garbage, trash or rubbish to accumulate on any lot. We have found the following, hoses, wheel barrow, and metal debris. I don’t understand it?

Bill Johnson: Allow us to go up there and take a look.

Brandon Asher: I would suggest if you want to wait until the meeting is over both of the fines people are here, we discussed your issue at one of the meetings. We have all looked at it and we have seen the pictures so we can discuss it with you after if you’d like.

**Bob Wartnebe 22-122:** I think I’m the one that didn’t turn the heaters down to 55, I did to 60. But I have a suggestion that maybe have a set of rules on the door so when you go out the door you can double check yourself. Also was the new truck that was purchased paid out right or financed? Can you tell us what we have outstanding on vehicles to be paid off?

Brandon Asher: For all the groups that will be coming to the office to fill out the deposit forms that we do have a checklist of stuff that is expected of you to clean up. The truck was paid for outright. We only have a balance on the Black Rover, everything else is paid off.

**Barb Stepney 4-171:** The Rec Hall and the opening and closing of the door, if you want to do anything in here you have to call somebody to come and open it. Why can we not go back to having the keys and them getting signed out like we used to?

Mike Mills: With the vandalism and such we can possibly change the code every day if someone can come down here and do it but you answered your own question about the key. We have to do our due diligence.

Barb- We had some discussions and almost had a meeting with DNR about the sewage issues here, they seemed receptive in talking about it but with COVID at the time it didn’t go anywhere. We need to tighten up something in the building permit itself.

Motion to adjourn made by Bill Johnson, seconded by Mike Mills

Meeting Adjourned