**GOOSE CREEK LAKE TRUSTEES, INC**

**GENERAL SESSION**

**APRIL 8, 2023**

**REC HALL**

**CALL TO ORDER:** The meeting was called to order by Chairperson Bill Johnson

**ROLL CALL:** Shawn Jeffers, Bill Young, Steve Folle, Brandon Asher, Mike Mills, Bill Johnson, Ken Michler, Mark Warren.

* Prayer was said by Bill Young
* Everyone said the pledge of allegiance to the flag.

**OLD BUSINESS: Bill Johnson**

* Anyone have opportunity to look at warrant sheets andminutes? Anyone have anything

to say about the March 18, 2023, minutes? Shawn stated,” I make a motion that we accept March 2023 minutes”. Brandon seconded. Motion passed unanimously.

* Next, we got a few different warrant sheets, most recent being February of 23. Anyone have any questions about this? Approval of warrant sheets for November and December. Bill asked “one of you guys go into office like we talked about and look at them before they got printed off? Shawn said, “Yes, I was there Thursday at 5:00pm”. Bill asked would you like to make a motion on it? Shawn stated” I’ll make a motion to accept the warrant sheet”. Brandon’s made a second. Motion was passed to approve the warrant sheet of February 2023.
* Next one would be November of 22. Believe all corrections are made based on what she just said? Yes, they were, they have been looked at and I’ll make a motion to accept the one sheet for November. Shawn made a motion; Kenneth made the second. Motions passed for November 22 warrant sheets.
* The next one would be March of 22. Corrections have been made to this as well. Steve said I make a motion to accept. Bill said Steve made the motion, Mark has made the second. Motions passed for March 22 warrant sheet.
* The last one being December of 21. Everyone have the opportunity to look it over again. I make a motion to approve that one, Shawn seconds. Mikes made a motion and Shawn is second. Motion passed for December 21 warrant sheet, so we are caught up.
* Thank you, Jennifer, for doing your best to get us caught up on all that. Just so everyone knows, it looks horrible but for the girls in the office sat down and tried to get caught up. They worked from what they knew forward and then they went back because there is so much back digging and tracing trying to figure out different check books written. The weren’t key pointed on what they were used for. It took a whole lot of work, and we are in a lot better situation now. So, thank you again for all that.
* Is that all of them? Yes, that is 2 copies of what we have.
* Now on the minutes, did we approve the minutes from the Trustees meeting? So, I know we just did one for the Property Owners’ meeting. Do we still have that one to go? Jennifer said it wasn’t done. Okay, we will have that one next month.
* Anyone have any old business they would like to bring to the table?
* Mark asked if we needed to wait until next month. Isn’t that what we have right here? Bill said no, this was just for the Property owners meeting.
* One thing I ask for old business, is that we got 2 bids for engineering reports to be done for the lagoons and RV dump stations. So, we know what work needs to be done so we can get a scope of work to then get bids for that. We got 2 bids. We asked multiple other companies and no one else wanted to. We got a couple of refusals as well. So, we got one from Taylor Engineering and one from Klingner and Associates.

One was for straight up $35,500 and the other one was hourly. They told us all their fees were one man survey fee, senior engineers fee, everything down the line but in hours and we did reach out to them, and I asked them previous for a flat rate and they said hourly is what it is.

Mike asked, “So will they give us a not to exceed, is my only question. Before we approve anything, I would like to see that happen. They should be cheaper but with them going hourly rate maybe try whatever I would like to see a not to exceed number first before we approve anything.

* We will table it to see if we get some more information before next month and whether we do or we don’t I’d like to see the reports to see if we can start having some sort of progress for the Bader and DNR.
* Anyone else have any old business?
* Ok, the next thing is the Chairman’s report.

**CHAIRMAN’S REPORT: Bill Johnson**

We wrote this out before today obviously, we were supposed to seat Chuck Carner but he is not here today. I was going to say with the seating of Chuck, we still have an alternate. This is a great example of previous board ideas paying off. In case of an emergency, there are individuals that are current without issues at hand, where they can step in and help out and not be drawing a blank like when you first come onto a board and don’t really know what is going on. So, I want to say thank you to the previous board members that have thought of things like this.

* This board is also trying to think ahead and be prepared for future issues. We are not doing this alone but with the Covenants committee and the Elections committee. Whether it be the roads, septic systems or lagoons, whatever we can think of. We are also working on updating the policy and procedures manual. That is what this huge binder is right here. It is all the different policies and procedures. Were trying to make full progress, updates, different things like that. We meet whenever possible to do this.
* Boating season is here. It will only pick up from here. Please remember to get your stickers renewed, follow Missouri Boating laws, and listen and respect the boat security. Not just boat security but regular security also.
* Many issues are causing turnover due to property owners’ action as such. We need these employees. We are still looking for help as we have been for month’s now.
* Common ground areas, future silt ponds, we are in process of marking many of our boundaries with like posts and different things, actively going out and trying to find markers or looking for different things that way we can mark surveys that have already been done. So, if you see somebody out there, that could be what they are doing.
* Please do not remove or alter any of these posts that we put up in any way.
* I’d like to make another reminder about pumping your johnny’s. I’d recommend that you use a licensed waste hauler that removes this waste from Goose Creek. It’s just an added fee that everyone’s going to have to end up paying in the long run if you don’t do it.
* In closing, I feel that since our board is working well together and this is what it takes to make progress.
* Please remember, if you want to help sign up to run for the board. Be part of the solution not the problem.
* Also, later on today at one o’clock there is an easter Egg Hunt over at the Fishpond. If you plan to be there, be early or you won’t be part of it.

**ADMINISTRATION REPORT: Brandon Asher**

* We have new spring merchandise in the office. Come check it out.
* Please come to the office and get your guest passes before the busy weekends start.
* Remember you can not call and buy passes. You must come up to the gate to meet your guest or have someone available on your account.
* You must be a property owner in good standing to join the Goose Creek Lake Trustees page.
* That is all I have for admin.

**TREASURERS’S REPORT:Shawn Jeffers**

* There is a CD in the Belgrade Bank -Lake fund, there is $100,572.29.
* Also, a CD at First State Capitol Bank in the Dredging fund is $88,050.08.
* Another CD at First State Capitol Bank for Dredging and lake Funs is $76,865.26.
* These 3 CD’s will be coming out to pay for the dredging.
* Income for February was $423.373.40.
* Expenses for February was $176,777.30.
* The major expense was the pool $173,500.00.
* Since the girls have started calling property owner’s the past few months, they have collected back assessments of $158,590.56.
* (clapping) Awesome Job!
* Everyone of those girls are up there now and making calls trying to get money.
* This month alone, they have collected $5442.48 and the collection company that we have,going after the property owners that haven’t paid in over a year. They collected $8,531.72.
* So we are actively trying to get these people to pay their bills and get caught up with us.
* Bill said, that is awesome thank you. A lot of people have brought up about how many people owe money and how much into the millions it is or hundreds of thousands of dollars and just the fact that sometimes a simple call you know puts a little pep in their step and helps them get the money so that’s awesome. Mark wants to make a suggestion and motion as well. On these CD’s. CD’s always have a maturity date and I make a motion that we wait until the maturity date to take those founds out of those CD’s and that we just reallocate those funds in due general and pay out of general instead pulling CD’s until they mature. Brandon Seconds that. Shawn asked will you get a date on when CD’s mature please. Motion passed. Brandon said minutes were being posted to Goose Creek website and we are up to date on them. We are also updating website at the moment. That is per the secretary.

**MAINTENANCE : Brandon Asher**

* Maintenance has been working on the road if you have any request in regard to the road please come to the office and fill out request form.
* Please do not put your leaves into ditches, please clean out your ditches.
* We are hiring for maintenance if you know anyone who needs a job. Have them come in and fill out application.
* We have barrels for sale. Please see office if interested. We have metal barrels and plastic barrels.
* Bill Johnson had a question he wasn’t sure if it’s directed for maintenance or who but the people that have the constant run off where they don’t have the right flow on their property and all the rocks come onto the road Is that something that maintenance looks for is those issues or is it something that all property owners must come in and write a report on? It should be property owner responsibility to maintain their property per Brandon. Per Bill Johnson up off of Lakeview every single storm the rocks come rushing across road to where you can see it on other side of road and other persons property where gravel just constantly adds up. Bill Johnson asked if he needs to file a report on something like that. We have problem like that on Robin Lane to couple of houses per Brandon, so any sort of problem like that is where property owner is not taking care of property and causing damage to road or something to that nature, you need to fill out a report.
* Jennifer says that people that built their house and put their things in originally may not have needed a culvert at that time due to being flat, but fast forwarding 10 years the settling, they may now need a culvert. That’s where Brian can go out look at this and say yes you require a culvert that may fix the problem. We have ran into that issue. That’s what’s happening. That’s why we are seeing the rock.
* Per Steve Folle, some of the ones he is seeing the culverts are there. People you got to pick up your leaves. You can’t just let them roll down the hill and fill up the ditch because they will eat away at the road. Burn them.
* Jennifer said Maintenance will gladly go out look at anybody’s culvert or anybody’s ditch to help with a culvert.
* Bill asked Then if property owner doesn’t do anything about it after 30 or 60 days then maintenance will go in and cut a ditch out? Yes, per Jennifer.

**SECURITY: Bill Young**

* First, I would like to thank the Goons for the new coats for Security and the radio.
* Well, we had 4 dog complaint for this month. We had 2 broken gates again, we had 3 EMS calls we had 1 call for debris in road, we had 22 calls for escort in security. We had 5 fire calls and we had 1 trespassing and we fall substantially down to small range. That’s about it.

**PERMITS: Shawn Jeffers**

* We have 2 permits we need to go over this month.
* The first one permit 8875 is for a boat lift, sea wall, boat dock, electric services. Per Bill Johnson looks like its not extending out any further than its supposed to be not any larger than supposed to be, its encapsulated foam so it’s the right materials, looks like everything is new from the store. Mark Warren said he has question to that, He knows Mark Schnurbusch is in the room, you have 10ft off of neighbor’s property at both ends of it? Mark Said no he got release from neighbor to go up to a foot into his property line so that I can help neighbors to my right because his is dead end. Give him as much room as possible. Mark Warren asked if he had a permit. It was a direct clause. Mark Warren asked if Mark Schnurbusch can supply the survey to the office.

We need survey and something in writing. Motion that we are provided with survey information since we have everything from neighbor and approve that. Motion approved.

* Permit 8898. Boat Dock- Bill Johnson asked if Property owner 6388 here. Mark Warren say if you look at length of the dock in where the breezeway going through its going to be, your only allowed to go 40ft out into the lake. We are looking at a breezeway of 20ft long and the doc said its 34ft long. Which is 54ft. They are showing a 34 ft dock and showing a 20ft ramp to the dock. Bill Johnson said looks like the 20ft dock but then the overhang of the roof is what’s going to be longer.

Where are they going to be anchoring it Mark Warren asked? If anchoring in far enough He may have a reason to have a 20ft walkway but don’t know why he would need 20ft walkway. If he puts 20ft walkway over to land he needs to show it.

Bill Johnson- we need to reach out to this property owner. Mark Warren said Jennifer can.

* Permit 8849 – Also boat dock- can only be 40ft out to the water. So how far does plat walk go up from the land? Mark warren said If the plat walk goes 15ft from the property then he’s going to be ok. Is existing dock next to it is that his or different property owner? Doesn’t say. Bill Johnson said only issue he sees is subject to being far enough away from other dock. Property line. If the other dock is his then there shouldn’t be any issues per Mark Warren. He would take the motion to clarify that, and they have that 10ft to property line at minimum that we go ahead and approve it. Based on that. Per Bill Johnson we made a motion to approve its subject to that if there’s a second then we can move forward with it otherwise it gets tabled. Motions been made seconds been made. We are going to approve subject to the right size of property lines being verified.

**POOL**:  **Mike Mills**

* They are still waiting on pool liner. Say will be completed by June 30th. This week they are going to finish the coping, get bad concrete tore out and the ready-mix company has paid for that. The umbrellas we picked out the underwater stuff for that. Finish the concrete around the pool this week. Should start on it but not sure if will get done or not. The fence contractor has been called and set up whenever they are ready for us. Will be a couple of weeks. Bill Johnson asked per pool company they are shooting for June 39th, Chris’s response was that’s the latest update. It all has to do with liner company.

**FINES & VIOLATIONS: Steve Folle**

* 22 fines are out there.
* Same happened in February- No stickers, Covenants violation failed to show proof of insurance, profanity, cussing out PM, a lot of this is happening to date.
* For those that hear about it already we had an issue at the gate last week.
* He was threatening people, he’s been arrested. For refusal to let him in and he wasn’t a property owner. Long story. He wasn’t property owner, but his father was.
* Bill Johnson said he appreciates guys meeting up and staying on top of the fines and violations and following through with them.

**LAKE & BEACH: Mike Mills**

* Dredging has moved out of party cove and moved up and down and come over to the beach. We still have a little bit of work to do to keep water running in the right direction out there.
* Still looking at sidewalks from the asphalt under boat dock ramps. Were going to look at those and get some measuring done and get some price on that. Labor is going to be free. We have a lot of volunteers to help with that.
* Anyone that has dock that the dredging has bumped into anything you need to make report with the office. So, she can follow up on that.
* There is issue with dredging hurting docks and there has been a little issue with that but he is insured, he is very responsible. We do have his insurance on file so we can follow up if we need to.
* The kid fishing time is coming up whenever that is completed, we will distribute those fish. Probably won’t do stocking until next spring.
* Boating season is coming up, warmer weather for side x sides around the lake. Everyone please be careful. We don’t want anyone getting hurt.
* Dredging will be completed before memorial weekend. Per Bill Johnson there is a lot more stumps down at party cove then they thought would be. That is what is affecting the dredges. Bumping into them.
* Per Mike he thinks we need to look at long term. Do it this time and then wait 5-6 years and then come in and do dredging and then should be good for years.
* Last Sunday we spent about 3 hours out doing measurements and we pumped material out of Party Cove farther out, we profiled the bottom and didn’t see any difference in depth. We are going to check again when he gets out of there. There is a spot along the dock they didn’t get really good. Going to talk to guy and see why.

**LAND AQ: Shawn Jeffers**

* I have 2 properties I have wrote twice for being on the list.
* I did have a gentleman that reached out to us that is going to be hard to reach the pond over there in the family cove, so we want to trade a lot for. He did ask if we had a lot, we would be trading him for. Surveyed so he knows its his property now.
* So, I would like to make motion that we have that property surveyed for him off of Osage so we can trade for Silt Pond. Motion passed. Per Bill Johnson get with Shawn about what property we need to have surveyed.

**ELECTION COMM: Dean Morton**

* Next Saturday the 15th first day we take applications for Trustee. If assessments and fines are paid by January 31st, Come and join me.

**BEAUTIFICATION: Barb Stepney**.

* Nothing to report.

**COVENANTS: Sandy Frohmann**

* Covenants are continued being worked on.

**NEIGHBORHOOD WATCH:**

* Meeting next Saturday

**FIRE DEPT: Sandy Frohmann**

* Fire dept is going to have poker run on April 22nd.
* You know we all must support our fire department.
* Going through a lot of training. We are going to have 4 new in March being tested next week. With all our training and medical training and fire training 2 days a month.
* Poker run asking for donations for Culverts. We are trying to help maintenance with these culverts. Ground is horrible.
* New Milwaukee tools, new boards, new chainsaws. Everything is done at firehouse 2.
* We are very happy with how fire dept is going.
* We have applied with several grants along. So far those are being turned in. It takes it quite a while to write a few. Its not just a daytime thing, its more than a one-day thing, it’s like a month.
* Please Do Not get on Facebook and knock the fire dept.
* Donations coming in great. Bought 2 new vehicles.

**POVA: Sandy Frohmann**

* Snack bar will be open Memorial weekend. As soon as pool is finished and find out schedule, we will add more hours to snack bar.

**GOONS:**

* We have a poker run on May 13th.
* We bought stuff for Security.
* Meeting next week and going to be coming up with more ideas to help with Goose Creek.

**MUDDAWGS:**

* June 3rd and July 22nd poker run.
* Have meeting today.

**PROPERTY OWNER COMMENTS**

**ADJOURNMENT:**

* Dean Martin Plot 2 Lot 041-
* Move money around so we don’t have over $250,000.00 in account- Have not moved money.
* Will office open 4 hours for public with getting this extra money.
* A lot of complaints that office isn’t open enough cant get here until Tuesday or Wednesday and office is closed. People should be able to come down any day of the week.
* Cross training is a lot different in Security and Office.
* We need to pay the employees more.
* Parking at beach- Road behind basketball court, no reason that road has to be there. Possibility to make for parking.
* Parking on grass with SXS come by and parking on grass by firehouse. They need to respect it and stop parking on grass. There is parking lot. We need to put fence up. Also keep off plumbing pipe.
* Burn barrel for trash can.
* All Johnny’s being opened this time of year.
* Plat 20-001 Rob Campbell- Dogs on lot called security. Report filed by security. His dog attacked by neighbor’s dog. Letter to address situation. Says to call St. Gen County police. His dogs were not at large. He has video. Per Bill Johnson, we will make it right.

**MOTIONS:** Passed, meeting adjourned