**GOOSE CREEK LAKE TRUSTEES, INC**

**GENERAL SESSION**

**DECEMBER 10, 2022**

**REC HALL**

**CALL TO ORDER:** The meeting was called to order by Chairperson Bill Johnson at 9:02AM

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

* PO Cheri Bowman said a prayer.
* Everyone said the pledge of allegiance to the flag.

**OLD BUSINESS:**

* Approving/Amending previous minutes. 6 months of minutes they need to approve/amend. **Steve Folle made a motion to approve the May 14, 2022 minutes. Shawn Jeffers seconded the motion. 7 Ayes 2 Abstained. Majority passes the motion.** There are issues with June Minutes that need to be corrected. Bill states we will table June Minutes to revise them and move onto July. They decide to table the rest of the minutes so they can have time to review and revise them.
* Warrant sheets: Bill states they have not been done since June, probably further back. He had the co-community managers go through the checks line by line. Every check is accounted for. Michelle is looking over the warrant sheets while we move onto other old business.
* On Nov 23rd, there was a phone poll to approve the 2022-2023 budget. It passed with 7 Ayes and 2 Nays.
* On Nov 30th, there was a phone poll to purchase a set of snow chains for the loader. Price of the chains was $1,034. It passed with 7 Ayes and 2 Nays.
* Mike Mills asked if there was any progress for the new wall map. Jamie said we are waiting on Ste. Genevieve County but we are working on it.

**CHAIRMANS REPORT: Bill Johnson**

* In the newsletter that everyone received with their dues, there was a typo. It states the new fees are per lot, it should read per lot owner.
* Per the covenants, the trustees are allowed to charge fees for services. An assessment is per piece of property. A fee is per owner. It has been implemented in the same way before. While trying to figure out how to make this fiscal year work financially, we all discussed options if the assessment increase didn’t pass. Those of us that have not been on the board that long or sat for multiple terms rely on those who have for guidance. We were told by those that have served before that the only way we can charge new fees is by services provided. So, we discussed what services are provided for here and how could it make sense to do. Eventually we came out with these three service categories. The amounts agreed upon reflects the differences in payrolls in those departments. Then the price the raise the boat stickers was to offset the price of minimum wage increase coming in. By being able to implement these changes, it will free up money from the general fund for needs for equipment and things that are breaking down and severely needing replaced. The reason only boat stickers were picked for an increase is because the money goes to the general fund. While the money from ATV/UTV stickers goes to the roads. We spent a lot of time crunching numbers and making cuts wherever possible to come in under our expected budget. Not one individual made these changes but we did it together. We do not take decisions like this lightly as it affects roughly 4,000 lot owners. Trash and sanitation went from $30 to $60. That is because of the fact our lagoons need so much work that it is going to be an astronomical cost. The dump station, the shower houses, the bathrooms all rely on our lagoons. We are trying to learn from our mistakes, such as the ballot just saying yes or no to an assessment increase. If it would’ve been worded like that, obviously we believe it would have passed. But we’re trying to learn going forward. If we would’ve done it this year, the numbers show majority said yes to the increase. Last month we had 2 people miss the meeting up here and I believe these should be noted as unexcused absences. We made a commitment and need to be here during our terms, short of work or family emergencies. Those are the type of excusable misses. Things like this need to be brought up as it is stated we’re supposed to be here.
* Bill Johnson asked the board members if they have looked over the warrant sheets and found anything wrong. Michelle Ernst says there are hand written checks, whether they be voided or not should be in the register. There are also still duplicate checks in the warrant sheets. Bill replies that it is noted that all of this has been checked and there are no missing checks. In this instance someone needs to say “I make a motion to not approve the warrant sheets.” So, we can get them corrected. **Ken Michler made a motion to not approve warrant sheets so they can be corrected. Mike Mills seconded the motion. Motion passed unanimously.**

**ADMIN: Brandon Asher**

* Billings have been mailed out on time. Please come in and pay your assessments before January 31st, 2023 to avoid late fees.
* Meeting minutes will be posted to the website as soon as they are approved.

**TREASURERS REPORT: Shawn Jeffers**

* Jennifer has been working constantly on the financials to get them correct.
* Shawn read off the report in front of him:
* CD for dredging: $100,572.29 Dock fund: $6,723.81 Checking Bloomsdale General fund: $1,283,723.60 (allocated funds*) Income for dredging: $553,675.95 Spent on ridge lake dredging: $56,881.07 This year total: $138,600 Spent so far: $194,48007* Pool fund: $387,501.63 – have not paid out of this yet. Road repair: $282,748.63 (asphalt fund) Road expense leftover: $237,921.76 Trash/Sanitation: $92,813.59
* **(Please ask shawn for his paper)**

**MAINTENANCE: Brandon Asher**

* Working on roads and cleaning out cross culverts. Started cutting sides of roads with the side mower. Worked on getting all equipment and materials ready for winter. Replacing and repainting street signs. Installed new instant hot water heater in maintenance shop. Hooked up timers for septic pond aerator. General vehicle and tractor maintenance.
* Approved a set of chains for the road grader and new tracks for the skid steerer. Currently taking bids to clean out the silt ponds.
* Mike Mills adds the lagoons are in need of huge repairs. Please use a certified waste disposal company that do not dump in the lagoons. **Both Lagoons are in violation.**

**SECURITY: Bill Young**

* Call summary: 14 suspicious activity, 4 well-being checks, 2 break-ins, 5 shots fired, 1 power line down, 1 noise complaint, 10 dog complaints, 2 stolen items, 3 broken gates, 1 arrest, 1 MVA, 10 EMS calls, 4 debris in the road, 110 informational calls, 2 warrant service, 13 assists, 1 traffic control, 10 violations issued/fined, 1 property damage, 5 fire calls, 3 dumpsters, 5 trespassing and 2 dam closed.
* Bill Johnson adds they are working with law enforcement to make a form for repeat offenders.

**POOL: Mike Mills**

* Progress being made. On track to finish late spring. We saved $18,800 off the contract with Westport Pools by hauling the rock ourselves. By the time we paid for the rock and everything else we saved about $8k cash.

**PERMIT**: **Shawn Jeffers**

* Permit #8817 – Waterfront permit. Wants to add a touchless cover and hydro lift. Tiger docks doing the work. Needs a 2nd dock wiring form done after installation. **Shawn Jeffers made a motion to approve the permit. Brandon Asher seconded the motion. Motion passes unanimously.**
* Permit #? – Requested 4ft variance for shed. Cannot pass because they cannot get ahold of the neighbor to sign the form. Office will get with Shawn to see if can get ahold of them.
* Permit #8807 – Waterfront permit. Wants to add electric to dock. Wants to know where the trustees would like the shut off to be. All the specifications are on the dock inspection sheet.
* Permit #8772 – PO wants to build a full residency at 6683 Robin Lane. Lot is 80 X 120. Asking for a 5ft variance on one of the sides. Trustees need to discuss this permit.
* Permit #8890 – Waterfront permit. Boat dock to be built by Midwest Docks. Needs an inspection after installation. Mark is concerned about the sides of the dock to the edge of the property lines. The permit does not show how far from each side it will be. **Mark Warren made a motion to not approve until that is amended. Mike Mills seconded. Shawn Jeffers abstained. Motion passes.**

**FINES & VIOLATIONS: Steve Folle**

* Working on an excel spreadsheet to organize the fines.
* If you see something that you see that you feel is not correct. Report it to the office so they can look into it.
* Had 4 violations and currently 23 trash lots.

**LAKE & BEACH: Mike Mills**

* Hoping to start dredging in 3 weeks. Will be dumping everything into the deeper end of the lake. They will be starting in party cove, moving around that part of the lake.

**LAND AQ: Shawn Jeffers**

* No properties for sale yet, have a few that need to be priced. If you are an adjoining lot owner in good standing, you get a $500 discount.

**ELECTION COMM: Dean Morton**

* Nothing to report at this time.

**COVENANTS: Barb Stepney**

* There was no meeting in November. The meeting is on the 1st Saturday of the month. Next meeting will be January 7th, 2023 9am in the RecHall. If anyone wants to help, just show up. Ken Michler asked to be the liaison for the board.
* They started going through the covenants to do a rewrite a year ago and never received any feedback from the previous board. Bill Johnson asked if they would please reshare with the current board. Barb will get them the information.

**BEAUTIFICATION: Barb Stepney**

* They are working on the signs in the front of the lake. This year they did a “facelift” on the mail house. They replaced the broken window, doors, new lightbulbs and painted the outside. Over $1,000 was spent on this project.
* 8990 lbs of cans collected this year.

**POVA: Barb Stepney**

* Kids xmas party is at 2pm next Saturday here at the RecHall. We will be serving cookies and ice cream. Will also have lemonade, juice and hot cocoa. 106 kids signed up this year. Money spent on the kids comes from our poker runs, mouse races and the snack bar by the pool. Setting aside money to repair the pool playground set. Would like to find out how much it would cost to replace the RecHall chairs. Maybe will be getting with other volunteer groups to contribute monies for new chairs. Meetings are 1st Monday of every month at the RecHall.

**NEIGHBORHOOD WATCH: Tom Martin**

* Meeting on January 21st. Need new members.

**FIRE DEPT: Brian Friese**

* Fire Tags due Dec. 31st. Please pick up your address signs from the office if you ordered one.

**GOONS: Rob Williams**

* Ask Bill Young for a wish-list from security. Bill says they need new radios for the employees. Reward signs available in the back of the rec hall until supplies last.

**MUDDAWGS: Danny Goad**

* Will be helping POVA with the playground rehab.
* New Year’s Eve party at the Rec Hall – theme is 80’s. $10 a head.

**PROPERTY OWNER COMMENTS**

* **Lisa Wagner Farris – 05/82-83 – I** am informing you that a number of us as a group ask that you step down for a vote of confidence. Like I said I am just telling you what we see, take it as you wish. First off, financials for the year remain a mystery. They should have been released in the spring and to this day they have not. I don’t know what’s going on with the office but it’s been a mess. Part of our problem is we need to have every property owner come to the meeting. Don’t vote or allow them to vote. You’re going to get telephone line and that is a big problem down here. The rumor mill and telephone line. The vote in October also should have been postponed as ballots were not given out in time or were not even there until the election took place. We do not feel we have proper representation with 99% of the board members being involved in the inclusive clubs. We appreciate everything that you do but it’s just what it looks like. There is an appearance of misappropriation of funds that was voted by property owners for a specific funding switched without quoting. We all voted on the fees but we didn’t vote on these. We are not disputing that a raise is not needed. This is just how it looks. While many of us have cameras, response time has anything that our security is more like a gate keeper. That’s how our impression is. Security has been stripped? Of their rights and greatly given us a sense of insecurity. We are not calling out security whatsoever it’s the trustees who have changed it. There are some things that needed to be done but we do not feel like it’s safe. All of above actions have caused the mistrust of a number of property owners. Any further elections or actions pierces? The system. A cause of lack of confidence. While we greatly appreciate all the fundraising. The appearance of impropriety is overwhelming when it comes to a board. We realize that you won’t address these issues as you ignored the vote for an audit. And a mediation board, which we have asked for. Both lead more of a union amongst the owners as a whole. Therefore, we are requesting immediate removal of at least 2 members maybe 3; Brandon Asher, for lobbying threats against a PO. Releasing financials to a non-board member. (Brandon asked for proof) Your girlfriend posted it then removed it but we all saw it. Ken Michler people are complaining about your property. Lastly, Mark Warren because he copied private information on a thumb-drive. They’re all serious allegations and they are allegations. They need to be addressed. It’s imperative the board have a higher standard for goose creek to move forward and all PO being represented. The bullying and name calling needs to stop. Everybody.
* **Tony Atkins – 16/199 –** When will the pool be completed. (Mike Mills - Before memorial weekend) Dredging? (Mike – hopefully by the end of march) Will there be any roads paved next year? (Mike – Waiting on bids for wear surface from the office to eagle and around the lake by firehouse ending at James) Where is the money coming from for this? (Mike – The money is already in allocated funds. Should be enough with the new fees raised) Next year on the ballot if we vote of an assessment increase will these new fees go away? (Bill Johnson – There hasn’t been any discussion for next year yet. Ultimately, we will see what comes of the budget for next year with these added fees. Whatever happens will be written clearly to understand.) When was all the paperwork available for all the trustees to pick up prior to the meeting? (Bill – Packets were available 4pm Friday.) What exactly is the Secretary’s job? (Bill reads the duties of the secretary from the bylaws Article 3.2B: The Secretary shall keep a record of the proceedings of all meetings and carry out such assignments as may be requested by the Chairman.) How often does a trustee have to show up without being sanctioned? (Mark – they have to miss 3 consecutive meetings to be kicked off.)
* **Ida Barker – 18/138 –** Hello, I’m real. Some people might have thought Michelle Ernst was disguising herself as someone named Ida Barker on Facebook. Is this a 501C3 corporation? (Multiple people answered no.) What type of corporation is this? (Bill states what he has heard is Not for Profit) (Dean Morton says the 2nd paragraph in the covenants states: The Covenants authorize the Board of Trustees to maintain the subdivision and assure that all restrictions are observed and enforced. The Trustees are authorized to form, establish and maintain a Missouri not-for-profit (“Corporation”) under the provisions of Chapter 355 of the Revised Status of Missouri. The Trustees manage the affairs of the Corporation. Ida states she just wanted to make sure that was the answer. She just wants to know by a show of hands, people are really upset about these fees that were put on the annual assessment bill. Is there any of the 9 of you that voted against adding those fees? Mark Warren and Michelle Ernst raised their hands. So, they are the only 2 who voted to keep in touch with the covenants and by-laws? Not go rogue and add bogus fees to the assessments. Every year the assessments should include two things: the assessments that were voted on that are repeated every year and a special assessment if we voted on that. The annual assessment bill shouldn’t have any fees added onto it. And the trustees started doing that some time ago and they shouldn’t have. Article 2 talks about assessments and fees. In section A they talk about the assessments that are billed annually and the assessments which are the assessments that are repeated and voted on by the PO’s. Only the PO’s can determine the assessments. The 2nd section B talks about fees. If you read through the fees, it specifically talks about: Building permits, temporary visitor passes and other fees. Those fees are in a section for the services provided by the offices at request. They’re not in this section pertaining to assessments and special assessments. Just in case you weren’t paying attention. (Bill – assessments are billed per piece of property and fees are billed per property owner.) Ida reads from the covenants Article II. In most companies, financial reports are considered the income statement and balance sheets. I’m not the only accountant here so I’m sure I’m not the only person who gets it. That financials are not just whatever financial report you wanna give to us. The profit loss given doesn’t give a lot of financial information regarding this community. And how am I as a PO, along with the rest of my PO’s, going to assess what we are going to allow you to charge us every year on our assessment bill. If you’re not going to provide us financial information. I can tell you why we are not getting financial information on a regular manner. But they don’t wanna give it to us. They are limiting the information they give to us and any of you who are their friends or family members or anybody can justify that. They’re limiting what we get. We are entitled to it; it says in the spring meeting. They are supposed to give us the financials. They don’t give it to us in any type of a manner where we can actually see what’s going on. The ballot sheet says were the position where the financial position of this company at one given point. November 30th of every year they give us those financial reports, we should know exactly financially everything there is about the position of our company. But we never receive that. And the income statement will show the income and the expenses. But we actually don’t get all of that either. And I would like to know what all these miscellaneous fees are in here. This is a substantial amount of fees that were included in these documents that are listed under miscellaneous. It’s so substantial it requires an explanation. So, I know you’ve changed accountants repeatedly but now we just have a new one. I did look up one of the previous ones and I just shake my head because he never had no business working for this company. Uh I happen to know, can any of you say if there is anyone at all who is qualified working in our office, qualified as an accountant or bookkeeper. I want you to know I applied for that position and you could’ve afforded me. I was only willing to take it because I heard you were in financial trouble. That was until I got here and realized what kind of mess this is. (Bill Johnson states he has full confidence in our office staff.) Which one of them knows about accounting? Yet we’ve spent month after month after month after month after month after month after month at your own admission with a big accounting mess. And I’ll tell you what I looked at the financial information, there’s not a lot of money on there being paid to an accounting office. So, I’m wondering who is actually doing the accounting because you’re not gonna call a CPA firm and ask them to come do your accounting. I don’t know what kind of cheap firm you might be using but I can tell you that $150 is usually your going rate per hour. If you say we can’t afford an accountant in house. A CPA firm is $150 an hour. Usually, it is $150 an hour or more. If you’re not giving us financials, how are we going to determine the assessments you’re allowed to charge. And how are you determining your budget if we haven’t told you the assessments you’re allowed to charge. I just wanna point out that the trustees have somehow figured out and I went through a lot of old meeting notes, I can’t believe some of the statements made by some of trustees. It’s not you guys and I know a lot of you guys are new but at some point, you guys have got to get on track and know you’ve gotta stay inside this contract. And the contract means if it doesn’t state it between the four corners of this paper, you’re not allowed to do it. The property owners on this community we’ve assigned you, we voted you in as the agents to follow the covenants under our guidelines and you’ve been stepping over them. When we say you can’t raise the assessments, you can’t raise the assessments. You also can’t put all these fees on there. (Bill asked if she means that we should send a separate bill with the fees on it?) Do you know the definition of an assessment? When we say you can’t dredge that means you can’t dredge. I support raising the fees. I support this within the guidelines of the covenants and by-laws. I know we don’t have anyone qualified to do the accounting, that is why it’s a mess. I can see whoever set it up wasn’t really qualified because the way you’ve done your account charts is unbelievable. Why are there no audits? It says you will schedule an annual audit or more frequently if necessary. Why has there not been any audits. I heard the last thing that we did was a review and a review is not an audit. (Someone in the crowd asked as an accountant how much does it cost for an audit?) It runs $4,000 to $6,000. (Shawn Jeffers steps in and says we never said the accounting office was immaculate. We said it was messed up and we are trying to fix it. And we are moving that way.) You’re fixing it by bringing in a qualified accounting person. (Shawn states they are qualified.) No, they’re not no they’re not. Several property owners went to attorneys and asked about the added fees and the attorneys do agree they do not have the right to charge that. Bill Johnson, have you gone to our attorney and asked him that? Has he actually told you that you have a right to charge that. (Bill states no what they did was as a board we had discussed how we were going to make this place stay afloat, stay steady. At our meeting last Wednesday, I was asked by the other board members to reach out to the attorney and let him know what is going on. I sent him an email and a voicemail and have not heard back from him yet.) Are we still buying and selling property? I saw there is still a lot of property not for sale and is in ownership of GCL. It’s not for sale and not listed as common property. (Shawn states if it is not listed for sale, it is in common ground or planning and development)
* **Cheri Bowman – 18/82-83 –** I have questions about the audit. It should be performed every year. When was the last time an audit was performed? (2018) Why aren’t roads being paved or taken care of? (Mike Mills states this year we chose not to pave. Many factors lead us to this decision. IE: Prices went up, other projects were more important. When prices go down, they will continue the paving.) Thank you. My brother was solicited at the shower house for a BJ. What is being done about that? About security, about police? (Shawn Jeffers states that her brother should have called the police and made a report. Our security are not police. He should have reached out to the police.) This is a person who was denied access to the lake then gained access and keeps coming back. You are working with something with the police to keep these people out. If you are working with the police, why do I have to call the police? (Bill Johnson says what he was referring to earlier was the people who are coming in through the woods or by the dumpster area or just simply walking in. They aren’t getting their vehicles in.) My last and final question is there going to be an audit performed this year? **MOTION: Michelle Ernst made a motion that we have audit. Mike Mills seconded the motion. Passes unanimously.**
* **Tonya Mason – 17/25-30 –** Wants to know what is being done about the trash lot next to her lot, on Colleen court. Their gray water coming out of their shed is coming into my driveway and when it rains it washes into my front yard. They have a shed that has been there with no bottom in it and a pontoon trailer that has been there for over 7 months. They have an RV that is on the persons property line that is behind me at an angle. And that trailer is not 25 feet from the front property line and it is not 10 feet from the other property line. I have complained and complained and have been turned down every time. I am retired, I take care of my place. I have nobody to help me. I am disabled. How can somebody like me take care of something when there are people who are able to take care of their lot next door and wish not too. They haven’t picked up a leaf in the last 3 years that I’ve been down here. I have filled out paperwork from the last year and my neighbors have filled out paperwork for the last year. (Jennifer states we have followed the process. The process is to send out a first-time letter and the letter has been sent. As far as anything with sewage or grey water run off that is the county health dept. His name is Kaleb, anybody who has a septic issue, should contact him. I can’t do anything about what has happened in the past all I can do is address it and move forward.) Thank you.A property owner is bringing a non-property owner into the lake and is running a brothel out of the shower house. Please be aware and don’t let your kids go there by themselves.
* **Stephen Dull – 18/27 –** I’m a full-blown weekender until I’m not. This is our home away from home. We love having our release from our 40-hour work week. We come down here to have fun. Of course, my cabin isn’t 100% finished so I don’t want my assessment fees this high but it is what it is. We move on, everything is high right now. And if you are sitting there saying with the amount of stuff we have here, you can’t pay $9 a week. Well, maybe sell your shit and get out. It’s a large big mac meal, it’s a Starbucks caramel latte with extra whatever on there. (Someone in the crowd said this is for questions for the board.) I’m sharing. Sharing is caring. (Bill Johnson states it is for questions AND comments.) I have faith in this board that they are trying to move forward and do the best that they can with what they received from previous boards. We’re all trying to move forward. And I’m paying the bills so it’s fine. Jesus Christ people you are just angry. I have faith in everybody, there has been so much negativity and everything going on. I have faith in the board they are trying to do what’s right. They already agreed to an audit. The pools getting done. Lakes being dredged. Roads are being surfaced. Once the asphalt price goes down, we will get more roads done. Let’s move forward instead of always harping on everything behind us.
* **Charles Carner – 12/24 –** I am one of the bitchers. But I ran for trustee. I wanted to be on both sides of the table so I could understand both sides of the table. Part of the fee we raised, not we, I guess we, I am a silent partner. Raised the fee for security. But we cut security. And we are telling people there is nothing security can do. They can’t do their job, just call the police. Okay so why are we raising the fee? (Bill Johnson states they have a security manual they have an employee manual. They know what their jobs are and they do their jobs. Unfortunately, some people want them to step outside of their bounds. Both what their job is and legally what they can do. Previous security staff has overstepped the boundaries something fierce. We’re not having people sneak around, we’re not having people harp on other people. It’s not right.) They can’t make anyone do anything. They can ask you but they really have no position to do anything. We are gonna move onto the the pool. $460k for a pool, it’s outrageous, it’s over-priced. I could’ve done $400k but I didn’t ask about the bid. It should’ve been made public and should’ve been communicated with the property owners. Just like you gentleman said we need bids for the lagoons and stuff. They need to be put on the community page and property owners can be aware of bids through this. Everything that you guys get to see we should get to see. We spend the money we should be able to see it all. Show us where it’s going show us all of it. We had a great meeting Wednesday, did we not? We had good communication. And we’re moving forward. And I do appreciate you guys letting me have a voice. I don’t get a vote but I do have a voice. But again, I believe everything, engineer reports, bids everything. We should be able to go to the office and say we want a copy of that so we can read them. We wanna see the contract. We wanna see that you spent $8,000 for a little duck that’s gonna be the swimming pool and stuff. When did you sign a contract for the pool? (Oct or Nov of this year) What about the engineer report that I asked for copies of. I’ve been trying to communicate with you guys because I talked to you about putting concrete slurry? Under the pool and be able to keep that pool. But now you’re building a pool on top of a pool that you guys said wasn’t worth putting no money into but you’ll put all the money on top of it. The bid was $468k that you started with and you said that we’ve got $387k and we were able to save $8k. That puts at $80k that we are short. I don’t buy something if I ain’t got the money to do so. The lagoons should’ve been priority over the pool. Instead of blaming one person, we are all responsible and I am part of that. I back what we are trying to do. We are trying to move forward. The more important thing was the lagoons, they are priority. You’re talking about the weekenders shit too much, too much Starbucks I guess I don’t know. So, we have to get them pumped out that’s an ongoing thing from years that you guys accumulated on your table that was neglected by the former board. Who never got any of it done when the money was there for them to get this done. So now you guys are literally stuck with the shit. (Bill Johnson steps in and says back when the $92 was added to the bill, it didn’t say the pool was gonna cost $300k right? “Asking for a one-time special assessment per property owner of $92 effective Jan 1st 2022. If you vote yes, we will have a new and exciting pool for all the enjoy. All season passes for property owners will be free, guest and family members will still have to pay for the next 3 swimming seasons. A majority no vote means you won’t get a new pool.”) It misleads you that the $92 per person means they will get a new pool. It should have been scratched and put on the back burner and priority should have been the lagoons. And dredging for the docks. We’re dragging mud 60 feet out. That should’ve been dredged first instead of someone in party cove whose got lake front property. (Mike Mills states all three dredging people that we talked to wanted to start there first then come around the the other coves then finish this one up last because there’s materials that are on back order and they all had to purchase to pump the material to get to that distance. Therefore, there’s no priorities. No one is doing favors for anybody. I don’t know where that is coming from. The dredging is based on the bid and how they wanna dredge it. They are telling us their procedures of work and how they want it to go.) Nobody really wants to see GCL fail. We need to work together and communicate. I personally want to see an independent person do the minutes. That way there’s nothing biased and you just write down what you see and what you got. We had Mandy Chapman doing them and she was doing a great job. We’re counting on money to come in from these extra fees. (Bill Johnson states the monies coming into the new fees will free up the general fund for us to use that for other things.) Thank you and I appreciate last Wednesday’s meeting that we had with each other. It was good communication and this is what we need for all the property owners.
* **Dean Morton – 2/441 –** We all agree we all need our financials from the march spring meeting. Is there any answer at all that we can have that? (Mark Warren states no where in the covenants or the by-laws does it state we have to provide paperwork to people on financial information. If we are providing verbal information, we are complying with covenants and by-laws.) From the covenants Article III A1. The Spring meeting is held on the third Saturday of March. At the Spring meeting, the Trustees shall provide an account of all financial transactions received, disbursed, and held by them during the previous fiscal year. (Shawn Jeffers says anything you can possibly get, I don’t wanna hide anything, give it to them.) (Bill Johnson says instead of printing off all that paperwork, once upon a time someone did a power-point presentation.) If we want this place to move forward, we have got to have an assessment increase. Memorial boat dock, floating dock. Working on getting the information.
* **Glen Reese – 17/5A&5B –** I think we need to remove a couple of trustees due to no confidence in them. I had one call me at my home, I didn’t agree with him. He started cussing at me, he brought my deceased mother into the argument. And then he threatened me, didn’t you Mr. Brandon. He did, he threatened me with physical violence. And he called me at my house, on my phone. And I can prove the day and time he called because I saved it. And then I called Mr. Young to get his take on some things and he started cussing me. (Bill Young says you are a liar you called me and you started cussing me.) Argument ensues between the three gentlemen. Glen goes on: They need to be removed due to no confidence. My next move is to call the state attorney general.
* **Jen Margherio – 23/139 –** The covenants are what everyone is supposed to follow. Those covenants are open for interpretation by each board; past, present and future. Which means that everyone could read and make an opinion on those covenants as to what they mean. Same thing goes for the IRS with all the codes in the IRS. You have attorneys…you’ll have one attorney read the same code that another attorney reads and interprets it completely different based on the circumstances that they see. We all voted for everyone on this board to read those and to collectively to vote and decide how they interpreted and read those covenants. This is where they are at, I am not speaking for them. You have a couple people who didn’t agree with the fees but the majority has made that decision. My point is the covenants are open to interpretation by every single board. Once again; past, present and future. Next year the new board switches because it changes every year. May have a difference of opinion on those fees. They may be removed. You don’t know, it’s what they think they are doing the best what we all voted them in to do for all the property owners. These guys are doing the best that they can and if you stay off of Facebook and you come like everybody did here and voice your opinions to be heard and maybe you will be heard. Everything that I’ve seen today has been pretty civil. About audits, if you are getting an audit for 4 to 6k … you get what you pay for. In order to perform an audit, the books have to be in decent shape. That’s where you are gonna save your money. They are not confident in the numbers in the financials to be able to present them to you guys. Are they working on getting it correct? Sure. They’re trying. So, we should give them that allowance. I’m telling you right now to get an audit done, the firm that you have hired right now is a good firm. They are a customer of mine. But they should be honest with you. If you can’t have your books straight before the audit. They can’t come in and straighten your books while doing the audit. It defeats the purpose of the audit. An audit is to test the process and procedures of how things are recorded. It doesn’t look for fraud. Now if fraud happens to show up in their testing process, bonus they find it. It’s not gonna detect fraud and it’s not gonna detect theft. It’s to show that how you’re recording things, that the processes are followed. Especially when it comes to the laws and the rules of accounting.
* **Bob Wartenbe – 22/122 –** I’m going back to the question about the march financials. Yes, it doesn’t state you have to give it to us in writing but in years past even when Mark and I were on the board for three years together. In our march meetings, we did make copies to hand out because not everyone can hear really well. We just followed the past trustees on that. Somewhere along the line, to me, it just got pushed to the side. It would be nice if there were copies, that’s not going to make or break anything. More or less, it was just a convenience thing. What happened to the warrant sheets? (Bill Johnson replies that they tried to approve them and people wanted to read further into them. Mark Warren added there was just some things we need to look over. There were some double checks. We just want to make sure it is correct. It is a big reason why we haven’t given financial information for this year. I have a suggestion for the board. Have more meetings during the week.
* Michelle asks Shawn what the percentage that was allocated to each fund for that $118k. He said no but Jennifer could though. She does not have it with her but it was several. Jennifer will have that at the next meeting so they know how the $118k was split between the income funds.

**ADJOURNMENT: Mike Mills made a motion to adjourn. Brandon Asher seconded the motion. Motion passed unanimously.**

**MOTIONS:**

* **Steve Folle made a motion to approve the May 14, 2022 minutes. Shawn Jeffers seconded the motion. 7 Ayes 2 Abstained. Majority passes the motion.**
* **Ken Michler made a motion to not approve warrant sheets so they can be corrected. Mike Mills seconded the motion. Motion passes unanimously.**
* **Shawn Jeffers made a motion to approve the permit. Brandon Asher seconded the motion. Motion passes unanimously.**
* **Mark Warren made a motion to not approve until that is amended. Mike Mills seconded. Shawn Jeffers abstained. Motion passes.**
* **Michelle Ernst made a motion that we have audit. Mike Mills seconded the motion. Motion passes unanimously.**
* **Mike Mills made a motion to adjourn. Brandon Asher seconded the motion. Motion passed unanimously.**

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**Michelle Ernst, Secretary**