**GOOSE CREEK LAKE TRUSTEES, INC**

**GENERAL SESSION MINUTES**

**JANUARY 14, 2023**

**REC HALL**

**CALL TO ORDER:** The meeting was called to order by Chairperson Bill Johnson at 9:00AM

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

* Bill Johnson said a prayer.
* Everyone said the pledge of allegiance to the flag.

**GUEST SPEAKER:** Jeremy Jenkins from Air Evac Team – Gave backstory on how he came to be with the company and the company itself. Air Evac is the only air medical program that covers the area. Survival flight has closed recently. There are 3 different plans you can choose from for your membership. Goose Creek Lake residents/owners can get a discount on their membership. It is $79 a year with the discount for your family (they must live in the residence). There is no limit on flights with this plan. Discount plan code is **19120.** The office has membership applications available to anyone who wants one. To join online please go to: **amcnrep.com/jeremy-jenkins**  If you have any questions his phone number is: **573-270-3112.**

**OLD BUSINESS: Bill Johnson**

* Changes were made last minute, so the previous minutes and warrant sheets have been tabled until they have their next meeting.

**CHAIRMANS REPORT: Bill Johnson**

* PO’s that have comments or questions, please come up to the podium and sign up.
* We had an issue with the security explorer being repossessed and has since been returned. We’ve taken steps to not allow things like this to happen again and the parties involved have been disciplined.
* Second thing would be the vice chairman and myself had a meeting with the lawyer on Friday to discuss numerous issues. The first one being that there was a blockage on the road at the spillway. We have filed for a temporary injunction to unblock the road. The lawyer has received this and has started it in the court system. It has also been filed for a long-term injunction then filed for an easement for prior use and permanent usage.
* Law suits are moving forward from previous years. There should be some answers from the ongoing Ernst’s suits against Goose Creek in March or April.
* Fees, this is something that was discussed in depth. According to our lawyer and how the covenants are written, any and all fees that the present and past trustees have put into place are legal and binding. The covenants state that the trustees can charge fees. The question has come up about not paying the fees and if you will be in good standing, if not paid. The lawyer stated that the covenants are a contract between Goose Creek and the PO’s. Therefore, according to our lawyer if you only pay your assessments and fines and do not pay your fees, you will be in breach of contract. You will not be in good standing to be able to get your stickers for your side by sides or boats etc. You will be restricted to gate one.
* There were a number of old business issues that came up like the blocks being placed on Goose Creeks right of way. There was a previous letter that had been sent to PO’s, about the issue that was not resolved or followed up by past board members. This issue has been reopened and letters have been sent to responsible parties.
* Reminder: some PO’s have not cleaned out their ditches, if they are full and causing water to wash away road materials, Goose Creek may have to clean out the ditches. There will be charges for labor and materials, if needed. If you need help with this, please call maintenance office and we can work something out.
* Also, please remember concerning out lagoons, we recommend that everyone use a licensed waste hauler when cleaning your human waste and that they haul it out of Goose Creek. We’re not trying to take money away from people who are currently providing the service inside the lake. However, if you’re saving $5-$10 per occurrence, it’s actually going to cost more money in the long-run. Our lagoons are in violation currently and we are taking steps to rectify this. But if the amount of waste continues to grow, we will not be able to keep up with it. Our lawyer did inform us that we can take steps to regulate who dumps in our stations, but we are hoping PO’s can help us so we don’t have to go that route.
* Trash lots are being followed up on. Fines and letters are also being sent out and followed up on.
* (Admin report) Please remember when writing up a complaint, that we need the plat and lot of the address you are complaining about or we cannot address the situation. Assessments are due on or before January 31st. If not paid you will be restricted to gate one and no stickers can be purchased until you are in good standing. When getting a sticker for your ATV/SXS you need to bring in the current insurance and proper documentation that you own it. For example: an ATV must have a title, not just a bill of sale. A UTV/SXS will need the Certificate of Origin.
* The phone system in the office is back up and running.
* We re-upped our insurance and it is paid in full. The full amount was $179,357.50 paid on 12/20/2022.

**COMMITTEE REPORTS**

**TREASURERS REPORT: Shawn Jeffers**

* A handout for statement of financial position is available to PO’s.
* We received 3 bids on for an audit. One from Perk – 2 years and a minimum of $20k each year, for the years 2021 and 2022. One from Busick, Kay, Row and Schroeder – bill would start at $15k and would not exceed $18k unless our books are not correct. Then one from Mahoney, Wright and Robin – (had done ours in the past) they except it to be around 80 hours @ $100 per hour. They cannot get to the audit until April or May because of the tax season.
* **MOTION: Michelle Ernst made a motion to use Mahoney, Wright and Robin for the audit. Mike Mills seconded. 7 Ayes & 1 Abstained – Ken Michler. Majority passes the motion.**
* CD Belgrade - $100,572.29
* CD FSCB - $88,505.08
* CD FSCB (2854) - $76,865.26
* Savings Region - $250,914.12 (Rainy day fund)
* Total Checking/Savings - $1,805,862.39

**MAINTENANCE: Brandon Asher**

* 30 loads out of the silt pond
* Fixing washed out roads from rain
* Cleaning culverts, cross-culverts and ditches out
* Cutting brush off road edges
* Repairing and repainting street signs
* Currently accepting sealed bids to purchase skid steer. $5k reserve until Feb 11th. Turn sealed bids into the office.

**SECURITY: Bill Young**

* Call Summary: 1 suspicious activity, 1 check for well-being, 1 break-in, 1 shots fired, 3 noise complaints, 3 domestic calls, 6 dog complaints, 1 theft call, 2 broken gates, 1 arrest, 1 criminal charges filed, 3 MVA, 5 EMS calls, 3 missing persons, 50 informational calls, 1 fight, 10 assist/escort other agencies, 1 traffic control, 15 violations issued, 10 property damage, 3 about dumpsters, 1 trespassing call and 2 about dam closed.
* Both Maintenance and Security departments are hiring.

**POOL: Mike Mills**

* Making progress. If weather holds out will pour the bottom soon. Will be open by summer season.
* Looking for bids on a fence for around the pool.

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

* Closed 151 permits that were just laying around.
* 77 open permits

**FINES & VIOLATIONS: Steve Folle**

* 19 open trash lots; 2 have been resolved.
* 6 culvert issues

**LAKE & BEACH: Mike Mills**

* Will work on other 2 silt ponds this spring.
* Dredging company is waiting for piping. Weather permitting will probably start dredging in next week or so.

**LAND AQUISITION: Shawn Jeffers**

* No lots sold, need to get the ones we have priced to be sold.

**VOLUNTEER COMMITTEE REPORTS**

**ELECTION COMMITTEE: Dean Morton**

* Nothing to report.

**COVENANTS COMMITTEE: Bob Wartenbe**

* Nothing to report.
* Election and covenants committees will get with trustees.

**FIRE DEPT: Shari Helderman**

* Shari Helderman is the new fire chief, Stephen Jennings is the assistant chief, Sandy Frohmann is our Captain, Tim Brown is 1st Lieutenant, Doug Smith Jr is 2nd Lieutenant and Ed Helderman is Safety officer. Have about 23 members in total.
* 2 officers doing Ice Water Safety training.
* Looking to replace 4460, it was totaled.
* Next year fire-tags will change. It will be available online. Drop boxes will be at the firehouses as well.
* 911 signs still available. Volunteers on dept are asking permission to put them up for you.

**POVA: Barb Stepney**

* Pot luck on Tuesday at 6pm @ rec-hall – Red sauce theme.
* Wants to rehab seating area connected to pool house.
* Inside pool house needs some work – not in the plan at this time.

**BEAUTIFICATION CLUB: Barb Stepney**

* Collected cans (recycle plants machine was down so will take 2 trailers in later) a little under $9k lbs. collected.

**NEIGHBORHOOD WATCH: Tom Martin**

* Meeting next Saturday 10am @ rec-hall.

**GOONS: Pat Sullivan**

* Poker run May 13th
* Buying security new radios

**MUDDAWGS: Danny Goad**

* Will be helping POVA w/playground rehab.

**PROPERTY OWNER COMMENTS**

**Chuck Carner Plat 3 Lot 9**

* Bill of sale or Cert of Origin – what if we never received one? Board and Jennifer state still need to show proof of ownership.
* Lawyer stated it is legal for trustees to raise fees and community has no vote? Board states it is in the covenants, period.
* Asks if Jennifer is in charge of giving info to trustees for meeting? Board states girls in office are who we get all the information from.
* How did someone miss the payment on the rover for 3 months? Board states there was some issues and a mistake was made, they rectified the issue and it won’t happen again.
* Can PO’s get a copy of the pool contract and engineers report? Board states we have already previously discussed all of this and the answer is no.
* Regards to blockage at the dam – eminent domain? Board states that is not what they said. If it goes correctly, it will be a prescribed easement.

**Ron Shanhall? Plat 23 Lot 117**

* Just states the PO who blocked the road cannot do that.

**Lisa Farris Plat 5 Lot 82**

* Asking the board again to step down due to lack of confidence.

**Ida Barker Plat 18 Lot 138**

* Start date for the audit? Board states April or May due to tax season.
* Why can’t we obtain prior financials/audits etc.? Board states we are not required to give written copies out. Treasurer wants to make sure info will be available on the website moving forward.
* She asks who is in charge of turning the financials over to the trustees and PO’s? Treasurer states the office is in charge.
* Wants to know why we can’t get financial info prior to what is being shown right now? Board states because we are not required to give out written copies.
* Do we have an emergency fund that we kept on hand? Board states we already said we have the “rainy day fund” in a savings account. PO asks how much that is. Board states $250,914.12 as states previously in today’s meeting.
* What action is taken against people who owe back assessments? Board states the office is working on collections.
* What is the Misc. income on the balance sheet?
* Is this a 501c3 corporation?

**Christine Harrison Plat 19 Lot 18**

* What happened yesterday with the police showing up at the office? Board states the secretary came into the office and started making changes to the minutes. She was asked to stop and she would not. She stated an employee pulled up the minutes for her. Board states we had to table the minutes because we are unaware of what changes were made.

**Ada Patterson Plat 20 Lot 108**

* When were the covenants changed to incorporate commercial businesses? Board states there was no change. PO states she has a commercial business across the street from her.

**Cheri Bowman Plat 17 Lot 82**

* States the board cannot deny the public the documents they are requesting. Says they cannot raise fees without a vote of the PO’s. Board states info will be available on the website going forward.

**Doug Smith Jr. Plat 25 Lot 111**

* Where is the dredging waste being dumped? Board states it is an open water dredge and going into the deepest part of the lake by the dam. Dredging company says 90% of what we dredge up and dump back into the lake we will never see again.
* Asks about issue with septic for the Fire Dept? Board states the county has been contacted and waiting for them to come out to look at it.

**ADJOURNMENT:**

**Mike Mills made a motion to adjourn. Brandon Asher seconded the motion. Motion passed unanimously. Meeting adjourned at 10:52am**

**MOTIONS:**

* **Michelle Ernst made a motion to use Mahoney, Wright and Robin for the audit. Mike Mills seconded. 7 Ayes & 1 Abstained – Ken Michler. Majority passes the motion.**
* **Mike Mills made a motion to adjourn. Brandon Asher seconded the motion. Motion passed unanimously.**

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**Michelle Ernst, Secretary**