**GOOSE CREEK LAKE TRUSTEES, INC**

**GENERAL SESSION**

**NOVEMBER 12, 2022**

**REC HALL**

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

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

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

**OLD BUSINESS:** Nothing to report.

**CHAIRMANS REPORT: Bill Johnson**

* Bill gives a summary of the newsletter that will be going out with the assessment bill. They welcomed all the existing trustees and new trustees and appreciate them. If you are having issues reaching the office, please email or call us. Fire tags and 911 signs can be purchased at the office. Permits are only good for 6 months and can be renewed at the office. If you are having workers, you need to get a workers pass from the office and they will have to show insurance as well. Invite everyone to come to the meetings, times and dates provided. All the up-and-coming events in December and January. Construction on the pool has started already. Dredging is starting and will begin in party cove. PO’s need to be with their guests at all times. Culverts need to be cleaned out. Signs put up at the boat docks for 24-hour parking only. We need to vote on the changes they want to make on the fees. The assessment stayed the same at $130, lake and beach stayed $5 and road material stayed $10. What we want to do is change trash and sanitation from $30 to $60 because there is going to be so much that is needed for these lagoons. With the road paving and dredging, we want to flip flop the two. Road going from $75 to $25 and dredging going from $25 to $75. This is will help get all the monies needed to get dredging “done” next year. The three new service fees we are wanting to apply are as follows: a security fee $60 per property owner, a maintenance fee $40 per property owner and an admin fee $40 per property owner. Our thought on this is that it will help with the pay. These services rendered are to all property owners. The price of employment is rising and these fees will be allocated to those service departments. The next thing is the stickers. The stickers for motorized watercraft, we want to go from $50 to $100. Non-motorized will stay the same at $5. Atv/Utv will stay the same at $50. Vehicles will stay the same at $10. Family passes will stay the same at $15. Guest passes will stay the same at $2. Fobs will also stay the same at $15. What we would also like to do is raise the price of the rec hall rental to $150, hayes melton pavilion to $20, the pool pavilion to $20 and the campsites $20 per night. Dean Morton asked if we would be opening the office for more hours since we are adding an extra fee for their pay. Bill states that we will be continuing with what we did this year, being closed on Tuesday and Wednesdays. To the best of their ability, security will be able to write a workers pass if the office is closed. Generally, every business is closed two days and those are the two days we need to be closed. Mike Mills adds basically the raise of the fees is to make up for the 85 cent raise in employment that comes at the first of the year. So, it would be $445 for a single lot and $145 for each additional lot. Michelle Ernst asked how much we are spending over for the pool. Dean Morton says we need to say on top of the roads. Bill says we will be micro-topping them with the monies we already have set aside. **MOTION: Mike Mills made a motion to approve the fees. Brandon Asher seconded the motion. 4 Ayes and 2 Nays Mark Warren and Michelle Ernst. Majority passes the motion.** Results from the ballot election are in the newsletter.

**TREASURERS REPORT:** Shawn Jeffers is not present to report. Bill has the summary for the 2022 financials.

* Payroll expenses: Security being the highest - $15,219.00
* General Fund - $13,359
* Maintenance - $11,409
* **Land Acquisition** - $813 This is for October 2022
* Account balances: Belgrade CD $100,572. Bloomsdale Checking $1,393,833. Checking $500. Savings Region $250,914. CD $88,050. CD $76,865. $500 on hand for the registers in the office. $926 Petty Cash.
* Allocated Funds: Pool $383,091. Dredging $466,919. Road Repair $252,748.
* Michelle asked about the money that was **deposited and not allocated correctly** – what accounts it was split in between. $118,000 is what Shawn had spilt in between the pool and dredging. They talked about something different as a board. It was to be disbursed equally between all accounts. Going to look into how it can be properly disbursed.
* Dean Morton asks if there has been any progress made about getting the March 2022 financial report to be available to the property owners. Bill states we should be able to have it ready for the December meeting.
* A PO says as part of the election committee we go over different candidate qualifications and during that process it became apparent that we couldn’t get a rock-solid number based on your records of when property owners actually paid their bill. I don’t know if that is a problem with the system or not but I’ve never known an accounting system that did not record that. It should just be a simple entry into the ledger. There’s just no date of when we paid, so they are relying on us to keep a receipt. They shouldn’t have to make a paper copy and put it in the file. It’s a simple office procedure issue about making sure it gets right. Mark Warren states in the old lake data is shows the date that a PO pays their dues.
* Bill Johnson states the office is going to buy an additional hard drive for back ups of the system. Barb Stepney states every time a CSR posts to the general ledger, there is a date attached to that record. Now you may not have been able to see it because they were not letting you look in the right place. But it is there, every record has a transaction date. Systems don’t work without that. Michelle says they were talking about because anybody who paid from October until March it was under the Pay HOA. This is because the old Jennifer decided they were going to go straight to Pay HOA and stop with the old system. Literally without testing it, just stopped. So, anything that was in that system was screwed up in the first place. Anything they put from the old system into the new system, whatever date they did that is the date that showed up. So, it was paid in Pay HOA but it was transferred. Bill states the liaison for the board will communicate the correct information to the election committee when it is needed.
* Barb Stepney says she is concerned that they said we weren’t backing up information. We had two companies doing back ups for us. Computer Saint Louis did several back ups a day, it was all in the cloud. Bill asks Brandon to make sure we are still using some kind of cloud-based system to do back-ups. He is also being told that the external hard drive is also in a safe place and is fire proof. Bill goes back to we have 1.9 million in the bank, allocated funds other than trash is 1.1 million. So, that leaves us $800k minus whatever might be in trash and sanitation. Mark adds Goose Creek spends around $100k to $115k a month. The next expectation of income will be in December so $200k to $250k is going to be spent between our Nov and Dec bills.

**MAINTENANCE: Brandon Asher**

* They have been helping with the demo of the pool. We we’re given the option to help out with the pool to save some money. We subbed out hauling the rock which saved us around $7k on our pool expense. Maintenance is hauling the old deck. They are leveling out behind the dumpsters to make it easier for the trash trucks to turn around.
* We got the side arm back fixed and running. So, we will be able to trim some trees and ditches. Also got all the broken windows fixed here in the rec hall. New doors installed in rec hall too.
* Mike Mills adds they are working with the company to do some wear surface on the roads. Price is around $240k. From highway Y to Eagle. Guard shack to the fire house and to James. Adds about 15 years of life to the asphalt.

**ADMIN: Brandon Asher**

* Staff in the office is currently working on the newsletter and the activity sheet. Billing will begin soon, should be out on time. Phone system in the office is up to date and working correctly. Please come to the office to fill out a complaint form if you have any requests or issues that need to be followed up on. The minutes are being worked on at this time and should be ready for the December meeting. Make sure you come up to the office if you want to sign up for the kids Christmas party. Any down time the girls in the office have they are calling property owners that owe back assessments.

**SECURITY: Bill Young**

* The gate is up and running. Remember when you have a guest pass, you are supposed to be with at all times. On construction permits, you have to have workers passes for your workers and they have to show insurance. Cameras have been installed in the rovers.
* Call Summary: 4 suspicious activity, 4 well-being checks, 3 break-ins, 5 noise complaints, 1 domestic call, 9 dog complaints, 4 stolen items, 1 arrest, 3 MVA, 9 EMS calls, 3 debris in the road, 1 missing person, 136 informational calls, 18 assists, 1 traffic control, 23 violations issued, 1 property damage, 4 fire calls, 6 about the dumpsters and 3 trespassing.
* Donna Warren asks if regular members who do work in here, get a card. So they do not have to constantly be getting a workers pass. Bill states they should be up to the property owner to get them a card because what is to say that person no longer works for said company anymore and will still have full access to the lake. Donna says we let the dump trucks in. Bill Young says they are all accounted for, names and times they come in. Bill Johnson asks if the girls in the office could get a price on multiple different radios so they can see a difference in prices when choosing new ones.

**PERMITS: Shawn Jeffers is not present.**

* Bill asks if anyone came to the meeting that needs a permit addressed as none of the other board members have any info about permits at this time.
* Mike Hutter at 9111 Mohican steps up. Wants to add a 30 X 60 Pole Barn, needs a 4 ft variance from his neighbor. They both agree on the variance. He had the lot surveyed. Wants to extend the driveway to North Drive 20 ft. Bill said he will make sure the permit person and Shawn get the info.
* Brian Frohmann 15-020 – Asks if the variance has to go in the file. Board says yes.

**POOL**: **Steve Folle is not present so Mike Mills reads what he knows.**

* Doing a tear out around the pool. Got it marked out for the new decks. Brian has been hauling the spoils up behind the dumpsters to make the turn around. I think there’s $383k in the pool fund and we should be around $460k for the cost of the pool. Should finish up in March. Girls in the office and Steve were looking for colors for the pool. Dean Morton asks where the overage is coming from to pay for the rest of the pool. They said it would come out of the general fund.

**FINES & VIOLATIONS: Steve Folle is not present so Mark Warren talks about the fines meeting.**

* They went through a number of fines but doesn’t have the results. Steve would have that. A number of fines and warnings issued.

**LAKE & BEACH: Mike Mills**

* Gave them final approval for dredging. Starting in party cove. If weather isn’t too bad, they will continue around the lake. Hopefully done by end of March.

**LAND AQ: Shawn Jeffers is not present.**

**ELECTION COMM: Dean Morton**

* Just wants to know if the board has spoke to the attorney yet. Mike will get with him.
* Mark Warren said someone wanted to get with the election committee to go over process and procedures so we don’t have the same kind of issues from this last election. Mike Mills says the girls are supposed to making one up. Barb asked if they are basing on the current procedures.

**BEAUTIFICATION: Barb Stepney**

* Nothing to report.

**COVENANTS: Barb Stepney**

* Would like to have a meeting with the board just to have some direction. It’s been 17 years since they have been rewritten and a lot has changed since then. We need to bring them up to date. They have put together a sort of mission statement and has a couple for everyone. If we cannot meet with the full board, they would like to meet with a liaison. Mike Mills suggests when they do start rewriting the covenants to make it black and white. Don’t leave any room for gray area. Barb says the only issue with that statement is for it to be crystal clear for everyone, it also has to be voted on.
* Donna Warren believes the two committees (election and covenants) should be working together.

**NEIGHBORHOOD WATCH: Bob Wartenbe**

* Bob says Tom Martin said he will be cancelling Nov and Dec meetings due to the holidays.

**FIRE DEPT: Sandy Frohmann**

* Finished new CPR courses.
* Someone filmed the incident at the dam week before last. Please stay back and let them do their jobs.

**POVA: Barb Stepney**

* Kids Christmas Party on Dec 17th. Sign your kids up at the office until Nov 30th. Going back to the old way of doing the party, a free for all.
* Dinner on Dec. 10th at 6pm. Inviting the trustees plus one.
* Going to try to have a pot luck this coming Tuesday at 6pm at the rec hall. POVA will furnish the turkeys. Please bring a side with you. After dinner will be having some table games on the 15th of November.

**GOONS: Rob Williams**

* Halloween party was a great turnout. Having meeting with members to figure out what we want to do with our money.
* Want to put up a dusk to dawn light by the gate. Will get with board to discuss. Girls in office will contact Ameren. Mike Mills says if it is one of their poles, Ameren will put one up at no cost. Goons will pay for the cost to run it for a year.

**MUDDAWGS:** Poker run today at the rec hall. NYE Dec 31st - party at the rec hall, 80’s theme.

**PROPERTY OWNER COMMENTS**

* **Barb Stepney Plat 31 Lot 100 –** Just had a clarification. In the security report, having to be with your guest at all times. So, does that mean you are not going to be leaving guest passes at the gate anymore? Bill Young states it means you have to be with your guest at all times. Barb says so doesn’t that mean when they get their pass at the gate, does that mean we have to be there when they get their pass? Bill Johnson says they are just trying to just enforce some of the rules that are most commonly broken.
* A PO asked what are the repercussions if a guest does something against the rules. Does it come back on the PO? Yes, they will get a violation and it will go to the fines committee to be reviewed.
* Dean Morton asked if we got to collect any monies out of Rich Watkins cases? Bill Johnson says it is still not resolved.

**ADJOURNMENT: Mike Mills made a motion to adjourn. Not sure who seconded the motion. Motion passed unanimously.**

**MOTIONS:**

* **Mike Mills made a motion to approve the fees. Brandon Asher seconded the motion. 4 Ayes and 2 Nays. Majority passes the motion.**
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**Michelle Ernst, Secretary**