**GOOSE CREEK LAKE TRUSTEES, INC**

**GENERAL SESSION MINUTES**

**OCTOBER 14, 2023**

**REC HALL**

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

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

**ABSENT:** Chuck Carner, Shawn Jeffers

* Prayer was said by Bill Johnson
* Everyone said the Pledge of Allegiance

**OLD BUSINESS: Bill Johnson**

* Everyone have the warrant sheets from September? Anyone have any issues or not had the opportunity to look them over? Bill Johnson made a motion to approve the September 2023 warrant sheet, seconded by Steve Folle. All in favor. Motion passed unanimously.
* Minutes from September 2023. Everyone have them? Any issues with what they’ve read? Only thing seen was more attention to spelling on some of them. Since this information is shared and some of the misspellings going on, its not a big deal. Motion made by Bill Johnson to approve minutes for September 2023, seconded by Brandon Asher. All in favor? Motion passed unanimously.
* As for our phone polls on September Friday the 1st, a motion was made by Mark Warren to purchase some level blocks, retaining blocks for installation at various sites around Goose Creek, not to exceed $1200. Motion was seconded by Mike Mills. Motion was passed unanimously,
* On Friday September 15th, there was a motion made by Mark Warren to order 700 boat and ATV stickers with a full order not to exceed $1000. Motion was seconded by Ken Michler. One No by Chuck Carner. Motion passed.
* On September 26 a motion was made by Bill Johnson to sign the Pay HOA contract for this upcoming year. Motion was seconded by Brandon Asher. Motion passed with 2 No’s by Shawn Jeffers and Chuck Carner.
* On September 27 there was a motion made by Mike Mills to replace the headlamps on the black rover, not to exceed $800. Motion seconded by Brandon Asher. Motion passed, not present was Shawn Jeffers, Chuck Carner and Steve Folle.
* Motion made by Brandon Asher to replace the tires on the small dump bed truck, not to exceed $1500. Motion was seconded by Mark Warren. Not present were Shawn Jeffers, Steve Folle, and Chuck Carner. Motion passed.
* On September 28 there was a motion made by Brandon Asher to sell the side by side and the 2008 F250 at a private listed value close to the Kelly Blue book value. Motion was seconded by Mark Warren. Motion passed unanimously.
* In the August phone polls, there was a motion made by Brandon Asher to accept the bid from Best One for road grader tires not to exceed $5500. Motion was seconded by Shawn Jeffers. Motion passed. Only No from Chuck Carner.
* On August 25th there was a motion made by Mark Warren to repair the docks not to exceed $5000. Repairs to be completed by September 15th by our maintenance crew. Motion was seconded by Steve Folle. Motion passed. Only No from Chuck Carner.
* Does anyone have any more old business they would like to bring up? No answer

**CHAIRMANS REPORT: Bill Johnson**

* Not a lot to report since we just had a meeting last week because of the election. Like to say I’m very excited for this year’s upcoming Trustee Elects and a big thank you to the individuals that served on the board for the last 3 years, filled out their full term and really helped us with a lot of work over the last 3 years. Thank you to them all individually and on behalf of the board “Thank you for what you’ve done.”
* New Trustees were seated and old trustees were dethroned. Steve Folle, thank you for your time. At this time if the new trustee elects come up to the table. Pick a chair. New placards for the individuals are needed, we got new books and placards. Jennifer confirmed everyone has been vetted and bonded. Get everyone a copy of their bonding for their own records. Just to make sure there are no headaches and heartaches like in the past.
* First thing is to pick Officers for this year. Brandon Asher nominated for Chairman, seconded. Bill Johnson nominated for chairman and seconded. 2 votes here for chairman. First vote is Brandon, all in Favor? Bill Young, Don Krodinger, Chris Senter, Ken Michler. All those in favor of Bill Johnson? Leslie Miles, Mark Warren, Mike Mills. Brandon’s got it, 4 yes to 3. At this time, I’ll hand it over to Brandon.
* Brandon Asher- Thank you guys, I’ll do my best.
* Next is Vice Chairman: motion for Mike Mills to remain Vice Chairman. Motion seconded, all in favor? Bill Johnson, Don Krodinger, Chris Senter, Ken Michler, Leslie Miles, Bill Young, Mark Warren, Brandon Asher. Mike Mills stays as Vice Chairman.
* Next is Treasurer: Motion for Mark Warren, motion seconded. All in favor, 1 opposed. Mark Warren is Treasurer
* Next is Secretary: Motion made for Bill Young; motion seconded. All in favor, none opposed. Bill Young is Secretary.

**COMMITTEE REPORTS: Brandon Asher**

* As far as other committees, maintenance, office, land acquisition. We will have a meeting Wednesday night and discuss everything then with the new board members and we will pick them then. Will not be an open meeting. Someone asked why not pick them now. Brandon replied with “We haven’t had time to discuss with the new members what position they would like to have. Now that we have the 4 officers selected, that sort of cuts down what people can do and kind of leads us in the right direction. But we need to talk to them and get their idea. They’ve been up here for 10 minutes. We need time to discuss and make sure they understand that they have to do this job for the next year. We need to make sure it’s something they want to do. I don’t want to put anyone on the spot and make them do it, pick something right then and there. Someone asks “Something like that according to the covenants, there are 2 subjects that justify an executive meeting; financial and personnel problems. So why can’t that be at an open meeting?” Brandon responds with “Are you going to help them pick what job they do? We have to meet from time to time, we have to gather from time to time to discuss stuff. We have to have time to run this place and do what needs to be done and it would not ever happen if we had open meetings all the time.” Bill Johnson chimes in with “what we have done in the past is on these Wednesday nights we have a work session just to prepare ourselves for these Saturday meetings before the property owners. So, most times the decisions and important things like that we decide what we want to do and then we will make those votes here on Saturdays in front of you guys. But if we were to have our work sessions and have to close it out and ask everyone to leave the building, it wouldn’t really be a good flow of the evening. That’s why we have the closed meetings so we can prepare ourselves before we come before you.” Brandon says “we are all property owners everyone sitting up here, we all have lives also. We’re giving our Wednesday nights to better Goose Creek. In my opinion its enough that were giving 3 hours, and it’s a rough 3 hours. If it was an open meeting it would be 3 hours of nothing getting accomplished. It just wouldn’t work. Id like to move to the reports.

**ADMIN REPORT: Brandon Asher**

* Pay HOA is being worked on. We are getting very close to do some mock billing with it. We expect it to be up and running mid-November.
* Office staff is currently calling all property owners to verify and update their information.
* Questions on permits- Jennifer: permits are caught up as of this week. We transitioned to a new permits person and I didn’t know we were behind. If anyone has questions please come up and talk to us after the meeting.

**TREASURERS REPORT: Mark Warren**

* Profit and loss being handed out from September 2022-2023. We work on an accrual basis. We will not have factual and complete information at the end of any month until a couple weeks later.
* September 2023 our total income was $39,048 Those who attend regularly remember that there was mention a couple months ago that we were at a turning point in the year where we will collect less money each month than we spend.
* Total cost of goods- $38871.77
* Total Expenses for September 2023- $90,766.44
* Net Ordinary Income of- $ -51,894.77
* Total income for September 2022-September 2023- $2,498,091
* Total cost of goods for September 2022- September 2023- $3450.96
* Gross profit for September 2022- September 2023- $ 2,494,640.10
* Expenses for September 2022- September 2023- $1,636,789.93
* Net Income for September 2022- September 2023- $857,850.17
* Total Other Income from sale of equipment- $5,009.84
* Net Income for September 2022- September 2023- $861,995.12
* Number 1 expense was the pool at $466,136.19
* Number 2 expense was Payroll at $444,645.15 with payroll taxes $40,656.95
* Number 3 was Dredging at $20,670.00
* Payroll breakdown: Security $180,683.55; General Fund $142,343.81; Maintenance $104,686.60. Considerably lower than last year. We try to hire 7 people and 2 will show up. Goose Creek pays appropriately for the jobs we do for the area that we live in.
* Payroll for September 2023- $43,307.62
* Fuel for September 2023- $9,689
* Account Balances- $2,460,602.44 (all accounts)

I believe the board did a really good job saving money and still getting projects done. Many people will complain that we didn’t get much done. We got done what we could do. We are not going to make random and arbitrary decisions to do work that are major project jobs until we have all the background done for them. Its senseless and we saw some issues with that in the past from past boards. We’re not going to do that if we can help it. I believe the new board members will probably be on hand with that they sound like they all have good heads on their shoulders. They all have experience in a number of different areas, I think were in really good shape there. We do have some allocated funds out there that we have the ability to spend for road paving, dredging, trash & sanitation- $855,058.06

* Outstanding Debt in Dredging- $250,000
* Pool we still owe money on that but they will not receive the rest of it until the pool is closed and winterized as per the contract.
* Trash and Sanitation we believe we will spend approx. $80,000
* Monthly expenses on average $110,000- so $440,000 until the end of the year.

Questions:

* On the fireworks it shows we only spent $80, did we not pay them for next year with a new Contract?

-Jennifer answered: Fireworks are usually paid in December and I’m still waiting on the bill for that.

* Gate Damage Repairs, it shows no expense but +$137- Gate Boards in supplies under Security.
* Lake and dock repair it shows we only spent $150- Classified in Lake and Beach

There are hundreds of classifications for expenses in QuickBooks for us to use. We try to narrow it down so it was easier to bookkeeping.

* Gate repairs, I just wasn’t sure -$77 and -$60 maybe those were fines we collected from people but those were just an odd amount. It could easily be an odd amount. Our funds are always in even dollars but our costs are not. So, if you compare the two of them then you’re going to have uneven numbers. Also, for the benefit of the newest board members probably your best place other than asking Jennifer is to look at the warrant sheet each month because its going to show the breakdown each month of where those payments went. Will identify which monies went to where. In general, it answers those questions.

**MAINTENANCE:** **Brandon Asher**

* Working on the roads and culverts, it’s nothing new. Something we’re gonna be on the rest of this year.
* Try to stay on top of keeping your leaves picked up and out of the culverts.
* Call the office with issues with your neighbors leaves and culverts, we do not have enough staff to just fix every thing that we see but we do have a list. If you call us, we will get you on the list and get it taken care of as fast as we can.
* Sold our side arm- it was breaking down constantly. Looking to get a new side arm, and a new dump bed truck.
* Funds will be used to buy a used, new to us, dump bed truck.
* They have been posted on the Trustees page and a few other sites.
* Side by side is a 2019 Honda Pioneer 700 with 192 hours on it and 4873 miles and asking $10,900 for it.
* Flat Bed Truck is 2008 Ford F250 Crew Cab 4x4 200,000 miles $11,130.
* Small Dump Bed F550 146,000 miles $12,500.

**SECURITY:** **Bill Young**

* 2 Break-ins, 1 power line down, 1 noise complaint, 1 domestic call, 4 dog complaints, 2 stolen items, 4 broken gates, 3 EMS calls, 57 Escorts.
* St. Francois County does not have dog catchers but if you can apprehend the dog on St. Gen property and call St. Gen, they will send someone to come get it. Keep your dogs on a leash. St. Gen will not get a dog unless it is on St. Gen property.

**POOL: Mike Mills**

* Pool company will be closing the pool, we had a small leak in the liner. Liner company will be coming in November and then they will close. We will have the same company come next year to reopen it so it is done properly.
* Make final payment once closed that is $20,000. No extra expense for fixing and closing the pool per the contract.

**PERMITS: Bill Johnson**

* For the month of September 2023, we had 27 permits: 2 campers, 6 for carports or pavilions, 4 concrete, 5 for culvert, 1 septic system or repair, 8 for sheds, 1 for a well.
* We have 1 Application for Lake front on Purple Martin. Build from wood to Aluminum and be encapsulated foam. Property line to Falcon is 25 feet to the side from the water line you’re looking at 8 feet. Jennifer says this was from last month, y’all wanted a better measurement from the side line of the property. That’s them giving you that side line. Do you know what was missing last month? The side line- the 10 feet on the side. No electric. Just them meeting the requirements you all set. Looks like it meets all the requirements I’m aware of, there’s no need for electric so there’s no need for that inspection. Does anyone have any issues that they see? We approved that; it was approved on contingency that they meet the 10-foot requirement.
* Permit #9064- 47-foot wall, approx. 5 foot high, flags out marking the wall location and the wall will be all concrete. Connection to the existing wall next to it. 50-foot from the lake front, and 13 feet from the side line. Will meet that 10-foot requirement. It will be butting up to the existing wall and she owns that lot also. Its not touching the water but they bring it to us so we can see what’s going on. I don’t see any reason why permits can’t permit this. Does anyone else? Pass it back to the permit’s person. She just brought it to us because it was by water. If it was touching water then we would have to approve it. We just say thanks and so we are all on the same page.

**FINES AND VIOLATIONS: Bill Young**

* 23 Fines for September 2023- illegal docking, 13 on stickers and proper parking, 3 improper use of cards, ATV fines
* 5 new trash lots, $50 fine
* 47 trash lots that aren’t closed

**LAKE & BEACH: Mike Mills**

* Dredger is still working; he is probably a month to month and half until he is done. We will check the levels when he’s finished. Make sure he’s doing what he’s supposed to down here. Once he’s down here he will move to the beach area.
* With the new board we will look into to stocking the fish this coming year. With the dredging we didn’t stock. We did stock it from the kid’s lake with the catfish from their tournament.
* Getting bids on widening the ditch on the beach area.
* Still working with the DNR about getting permits for the silt pond.
* Working with engineering about the lagoons, this is ongoing.
* 60 tires have been pulled out of the lake, a boat lift was also found.

**LAND ACQUISTITION:**

* Went to the tax sales in St. Gen and St. Francois. Average cost of $400/lot. We purchased 14 lots.

**ELECTION COMMITTEE: Dean Morton**

* Everything went pretty smooth this year except for the counting. We missed 1 sheet with about 60 votes. It did not change the outcome just the numbers. It was on the table behind me and I didn’t see it.
* Alternates are Brian Friese, and Henry Sonnenschein
* Don Krodinger 972 votes, Leslie Miles 737 votes, Chris Senter 869 votes, Henry Sonnenschein 589 votes, Brian Friese 655 votes, Kimberly Bazzell 403 votes, Terrence Probst 517 votes
* Sent out a total of 3350 ballots, we got 1250 back- 27.9%
* Total votes counted was 2033
* Proposition A- 2024 votes, Proposition B- 2015 votes, Proposition C- 1871 votes
* People seem to get confused and then don’t vote on things. When asking for money we need to simplify it. Give them one choice, then a yes and no.

**COVENANTS COMMITTEE:** **Barb Stepney**

* Been on hold until new board has been seated.
* Board wants a chair for the committee and a liaison.
* Just for when legal proceedings come, someone needs to be speaking on behalf of the covenants committee. They are the one to go to. Recommended from our lawyer.

**POVA:** **Barb Stepney**

* Getting ready to have the 28th annual Kids Halloween party, weather permitting it will be outside. Hope to keep the water flowing at the pool house until that event. Because we use the snack bar kitchen and we do need the water.
* Trunk or Treat at 2pm the next day in the parking area by the beach house.
* Getting ready for Christmas, list at the office for sign up for gifts for kids, grandkids and such. Children up to 12. List will be up November 1st in the office until the end of November. Party will be the 3rd Saturday of December. The children must be present in order to receive a gift.
* Trying to breathe life into the potluck dinners that we have been having for 30 years. Had 1 Thursday, had some cornhole players.
* In November POVA is going to fry a couple turkeys and have everyone bring sides for the potluck. We will have tea and lemonade and coffee, you are welcome to bring your own coolers too.
* Need to know when the fireworks are going to be. Normally we would have them the Saturday before the 4th if it doesn’t fall on a Saturday.

**BEAUTIFICATION CLUB:** **Barb Stepney**

* Took cans in last week, bin was full. The pub is our biggest contributor, we get about 4-6 bags per week
* Had an appreciation lunch for the can people. It’s a smelly and ugly job. Always looking for volunteers.
* Question regarding the date of the fireworks, need to complete the activities schedule.

**FIRE DEPT: Doug Smith**

* We got the website going, fire tags and 911 signs can be bought online. No more hassle.
* New training happening right now.
* Dam spigot being fixed- parts are in now. Hopefully will be done tomorrow.
* 10 hydrants to use.

How to lower our rating? In January there will be an inspection. Once the protection class has changed your insurance company has access to that database and will be able to take that into consideration. Most homeowner policies don’t show your protection class on the declaration page. Probably a question to ask your broker. Hope for a 6 class.

Forward questions to the Goose Creek Fire Dept email regarding questions from insurance companies.

**NEIGHBORHOOD WATCH: Tom Davis**

* Meeting next Saturday, the 21st at 10am in the Rec Hall.
* Good meeting last month, a lot of people showed up.
* If you see something that going on around your neighborhood or house that doesn’t normally go on, call the police. We are the neighborhood watch; we protect our community. We are not security. Property owners have to look out for other property owners.

**GOONS: Rob**

* Halloween Party October 21st, $8/person or $15 for a couple. Selling pizzas, DJ, costume contest.

What’s wrong with sign by firehouse: It was sitting outside in the weather, aiming down and a car ran into it.

**MUDDAWGS:**

* Night Time Poker Run tonight, registration is at 4pm. Plenty of food even if you don’t want to go on the run. Ride starts at 5.

Volunteer Groups don’t pay rental fee because they are raising money for the lake. We are asking the volunteer groups to start putting down a deposit from now on because there have been issues with the cleanliness after the fact. So that way when the cleaner comes in, they can say, this hall hasn’t or has been cleaned the way it needs to be and if its not then we will use that deposit to pay someone to clean it. Since they aren’t being charged then they should leave it cleaner than when they found it.

**PROPERTY OWNER COMMENTS:**

* Micki Forest plat 6 lot 74 &75, complaining about people who video the meetings and put the feed online for anyone to see.
* Dean Morton plat 2 lot 449, requesting that if the fees on stickers are raising this year, it should be the side by sides and not another increase on the boats. They tear up the roads. Roads have a lot of cracks.
* Barb Stepney plat 31 lot 099, talks about the side by side raising the fees. The board has the authority to make changes and where it allocates.

**MOTION TO ADJOURN, SECONDED. MOTION GRANTED. MEETING ADJOURNED**