**GOOSE CREEK LAKE TRUSTEES, INC**

**GENERAL SESSION**

**SEPTEMBER 10, 2022**

**REC HALL**

**CALL TO ORDER:** The meeting was called to order by Chairperson Steve Folle.

**ROLL CALL:** Steve Folle, Bill Johnson, Kevin Heitman, Mark Warren, Michelle Ernst, Mike Mills and Shawn Jeffers.

* Mickey Bange said a prayer.
* Everyone said the pledge of allegiance to the flag.

**OLD BUSINESS: Steve Folle**

* Steve Folle speaking with a property owner about the new program installed in the office. Property owner states that we wasted money on this new program. Property owner asked how many general managers we have been through. Steve Folle said three. Steve requested to move onto the Maintenance report. Property owner continues to talk about the progress GCL has made and has not made. Mark Warren states it would take a vote of the people to change the covenants to make said changes. Steve Folle again asks to move onto the Maintenance report. Mark Warren speaks about Roberts Rules. A property owner asks Mark Warren if he is speaking into the microphone, as they cannot hear him. Mark Warren states he can speak up but in the past he has been told he is too loud. That he blasts people out of the front seats from being too loud. Mark Warren says if that is what he would like him to do he will speak louder. The property owner says back that’s good, its good to hear ya. Mark Warren replies you’re welcome. Michelle Ernst moves onto the Maintenance report.

**MAINTENANCE : Michelle Ernst**

* Skid Loader is down
* Road grader blew a cylinder, both are in the shop.
* Maintenance has been going around looking at culverts, if they are not cleaned out we will be sending out letters to the property owners.
* Pool house bathrooms are open.
* Shawn Jeffers asked why loads of rock keep coming in. Jennifer states they have not approved any loads. Shawn Jeffers asked how much we are spending on rock. Jennifer states it is $2,000 to $3,000 a month. Shawn Jeffers says we need to stop the rock for right now as we are not currently preparing roads for paving. A property owner asks who is in charge of ordering the rock. Property owner says Michelle is over maintenance. Michelle states the community managers are actually in charge, they are just the board. He asks so you are not a chairman. Michelle says yes I am a chairman. Michelle states when you look at it, everyone does not want us to micro-manage. It is supposed to go from them (community manager) to Brian then they come to us. We’re not supposed to be micro-managing. Bill Johnson states there has to be a PO request and things need to be in the correct order so inform the people in your division this is the way things need to go. Jennifer says for the record we do not get any purchase requests from Maintenance. Michelle says to please make sure that Maintenance knows they need to give them to her.

**SECURITY: Bill Johnson**

* Bill Johnson states with school back in session the main concern is bus stop safety. He reads off the flyer that was updated to hand out to the parents at the bus stop.
* A property owner adds that some parents park over by the dumpsters and let their children run across the entrance to the bus stop. Security will be at the bus stop to watch and take notes about who is doing this.
* In the process of waiting for the part to fix the gate. Brivo said it will be about 15 days to get the new part. We are on day 9 or 10. Gate personnel will ask property owners/family members to show their card or fob to be let into the gate. The holiday weekend went pretty smooth considering.
* Extra signs put out to help enforce the rules in the parking lots by the boat docks.
* PO asked if it will cost us money to fix the gate. Bill Johnson states it went out so Brivo is covering the cost to fix the gate.
* Summary of calls: 11 calls of suspicion activity, 4 well being checks, 3 shots fired, 6 noise complaints, 2 domestic calls, 8 dog complaints, 3 thefts, 5 about the gate not working, 4 vehicle accidents, 15 ems calls, 3 road complaints, 154 calls about information, 2 fights, 13 calls to assist police for ems calls, 3 traffic stops, 19 security violations, 1 fire call, 6 trespassing, 6 boat calls and 2 calls about the dumpsters.
* PO brought up complaints about explosions going off during the night. Bill Johnson states please call the police to make a formal complaint.

**PERMITS: Shawn Jeffers**

* 52 permits; 2 cabins, 3 campers, 6 carport/pav, 6 concrete, 10 culverts, 1 pole barn, 1 deck, 2 porta-potty, 3 retaining walls, 12 sheds, 1 trailer/mobile home, 1 gazebo and 4 extensions
* PO doing permit over phone as she lives 6 hours away. Wants to bring the mobile home brought in and put on concrete slab while she waits to do the rest of the permit process. PO is being charged a fee from mobile home company.
* **MOTION:** Steve Folle made a motion to approve permit. It was passed unanimously.
* PO has a permit that is expired and needs to reapply. One corner of the building was 5 feet too close to the property line. He corrected the issue and now wants to know why he has a stop work order. Shawn Jeffers says he wanted the PO to come before the board so it wasn’t just him making the decision. Bill Johnson states the work stopped because the permit lapsed. Shawn Jeffers said concrete was done on the property without it being added to the permit. PO states his builder filled out the permit and was not aware. He states he will pay anything extra that he needs to fix the problem. Samantha D. says the PO did come in and pay another thirty dollars to redo his permit.
* **MOTION:** Bill Johnson made a motion to pass. All members of the board voted Aye. Motion passed.
* PO has a drain field near his driveway and cannot extend anywhere else. PO is asking for a 15 feet variance. Shawn Jeffers states only thing he does not like is the PO has no kind of drawing on his permit showing what he intends to do or with his boundaries marked. Samantha states he gave her a drawing and he does have stakes marking his property lines. PO is present and states it has been this way for years. He wants the carport 10 foot from the property line. Shawn Jeffers says he wants to take a look at the property after the meeting.

**POOL**: **Shawn Jeffers**

* Bill Johnson reads the cover sheet for the contract for the pool.
* Westport pools proposes to renovate the goose creek pool.
* Contracted budget: $485,848; includes design, services, drawings, demo, install of all new equipment and pumps, 3 umbrellas, 4 stainless steel ladders, chemical storage tank etc. Will have a 6 ft max depth. 50 pages of the contract was sent to the lawyer. Members of the board all agree the contract is good and will be signing it today.

**FINES & VIOLATIONS: Mark Warren**

* Nothing new to report. Fines meeting was not held on the holiday weekend nor today for obvious reasons. Mark states there may not be a meeting held before the upcoming election.

**LAKE & BEACH: Mike Mills**

* Looking for someone else to do a quality water test.
* Maybe start some dredging this fall.
* Bid was for: $73,000 for party cove area; $47,000 for the 1st cove, $23,000 for family cove and around $427,000 for the largest area by the beach & boat ramps. With a total of $605,000; hoping to start in Nov/Dec.
* Plan is to dump everything into the deeper parts of the lake as there is nowhere for us to haul everything off too. May use some to fill silt ponds.
* Shawn Jeffers asks to make a motion to go with this bid. Michelle asks Shawn to read the differences in the sections of the proposals.
* **MOTION:** Shawn Jeffers makes a motion to accept the proposal from Muck Miners And send the contract to the lawyer if needed. Mike Mills seconded the motion. Motion passed unanimously.

**LAND AQ: Shawn Jeffers**

* Went to the tax sale on 8/22/22 purchased 10 lots in Saint Francois County and 2 in Ste. Genevieve County.
* No lots were sold.
* Plat 5 Lot 288 Possibility for another silt pond
* Wedge at Mohawk and Lakeview; plan is to build a silt pond as well.

**ELECTION COMM: Dean Morton**

* Nothing to report, still getting everything ready.

**BEAUTIFICATION: Lynne Angle**

* Have recycled 6,000 lbs so far this year
* Doing another load this weekend.

**COVENANTS:** No one to report.

**NEIGHBORHOOD WATCH: Tom Martin**

* Meeting is Saturday at 10am

**FIRE DEPT: Ed Heldermann**

* Everything is good. Appreciate security escorting for us. Labor day breakfast did well. Waiting on an electric pole to put the tornado siren in at firehouse #2. Have some new members and doing in house training. Sept 15th is the fire depts next poker run.

**POVA: Pat Sullivan**

* Poker Run Sept 24th at the rec hall

**GOONS: Pat Sullivan**

* Chili Social at the Pool Pav on Sept 24th at 6pm after the POVA poker run.
* $3,000 was donated for dash cams for security; Bill Johnson added.

**MUDDAWGS:**

* Oct 8th Cornhole Tournament at the Rec Hall

Ken Michler stepped up and stated he was running for the board.

Billy Young stated he is running for the board.

Chuck Carner stated he is running for the board.

**PROPERTY OWNER COMMENTS**

* **Chuck Carner, Plat 02 Lot 064 -** He wants an audit because the man who created the program for the office has the ability to shut it down. Bill Johnson explains that we only pay him when we call and need help with something. Eventually we will be SOL because the system will be outdated.
* **Greg Kamer, Plat 20- Lot 147/148 -** Samantha stated he was there for the beginning of the meeting to discuss his permit issue and left afterwards.
* **Joel, Plat 24 Lot 135 -** He wants to know why we can’t raise the assessments with all the money going out. Bill Johnson told him to tell all his friends and neighbors to vote yes on the raise.

**ADJOURNMENT: Shawn Jeffers made the motion to adjourn the meeting. The motion passed unanimously.**

**MOTIONS:**

* **Steve Folle made a motion to approve permit. It was passed unanimously.**
* **Bill Johnson made a motion to pass. The motion passed unanimously.**
* **Shawn Jeffers makes a motion to accept the proposal from Muck Miners And send the contract to the lawyer if needed. Mike Mills seconded the motion. Motion passed unanimously.**
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**Michelle Ernst, Secretary**