

## **Lake Eddins Owner Association**

### **Board Of Directors Meeting**

**Monday, May 9, 2022**

The Board of Directors (BOD) for the Lake Eddins Owners Association (LEOA) met in regular session at 6:00 pm on the above date at the association office. Members in attendance were Vickie McKee, President, Davey Dewitt, II, Vice President, Jerry Perkins, III, Secretary, David Coney, Cody Woodrick, Erroll Panzeca, and James Skidmore. Phil Fuller, Lake Manager, and Addison Rivers, LEOA Office Secretary, was also in attendance.

**Prayer:** The regular meeting of the BOD for the LEOA was opened in prayer by Vickie McKee

**Call to Order:** The regular meeting of the BOD for the LEOA was called to order by McKee at 6:03 pm where the following business transacted.

**Financials for March & April 2022:** Financials from March were sent via email to the BOD. March and April Financials were presented to BOD. Perkins made motion to accept. Panzeca seconded. All were in favor.

**Minutes from April,2022 Meeting:** Minutes were emailed to BOD. There were no discrepancies. Motion made to accept by Perkins and seconded by Coney. All were in favor.

**Visitors / Guests in Attendance:** Butch Stokes, Ron Herrington, and Christine Herrington.

***Old Business:*** None

## **New Business**

**Access Card for EMR:** Mr. Butch was asked if there was anything he wanted to say that he did not at last meeting and McKee told Mr. Butch the BOD has some questions regarding non-property owners having gate access cards. Mr. Butch responded saying the BOD guidelines allow gate cards to medical personnel, law enforcement, and utility companies. McKee stated that ambulances do not have gate access cards and have never previously had an issue getting into the gate. Mr. Butch pointed out that ambulances are not always dispatched and that an EMR can determine if it is needed. He also stated that Mr. Burrier makes 99% of his calls and a lot of times is the only one available to make EMR calls. McKee stated she spoke with Pachuta Fire Department and they have two or three EMRs and within the next month they will have a paramedic and are closer. McKee also stated Pachuta can also be dispatched when LEVFD are called. Mr. Butch stated he did not understand what the issue was with giving Mr. Burrier a gate card. McKee asked if the only time the card would be used would be for Fire Department calls. Mr. Butch answered yes and with Fire Department business, as Mr. Burrier is the Treasurer. Perkins asked for clarification about Mr. Burrier's status as a property owner in Lake Eddins. Mr. Butch answered saying that Mr. Burrier is not a property owner. Perkins asked why Mr. Burrier has not purchased property in order to have access. Mr. Butch pointed out that not everyone has the funds to purchase property in our neighborhood. Perkins responded by saying he understands and means no disrespect by asking and stated that by being married to a medical professional for many years he understands the need for medics to have access to the gate, however guidelines are needed. Mr. Butch stated that the LEVFD covers 29 square miles and

that is more than just inside the gates. McKee asked if there was a call outside the gate would Mr. Burrier go to the location of the call or would he have to come inside the gate? Mr. Butch responded with yes except when there is a call inside the gate. McKee asked how many calls there have been inside the gate in the past two months. Mr. Butch responded with one call. McKee asked the duties of an EMR. Mr. Butch responded checking blood pressure, Check all vital signs, and determines if an ambulance is needed. Woodrick stated that because Mr. Burrier was using the fire truck gate card for personal use it put a bad taste in people's mouths. Woodrick also stated that it might be a problem that Mr. Burrier is the first person available at a distance of 10-15 miles away instead of someone inside the gate. Mr. Butch asked about the fire truck drivers because they receive whatever is available. Woodrick asked if it was a random person who drove the trucks. Mr. Butch responded no. Skidmore made a motion that no cards are given. Seconded by Dewitt. All were in favor.

**Part-Time Employee:** Current part-time employee is wanting to retire. LEOA will be advertising a FULL-TIME maintenance position opening soon. Pay starting \$10-15hr depending on experience.

**ARC- Vanderslice:** The building plans for Mr. Vanderslice were brought before the BOD because there was some confusion on how to proceed. The BOD decided not to accept original plans but ARC will accept if certain distances were adjusted.

**Cost to LEOA for Dam:** \$38,814.33 was the total cost LEOA paid for the Dam project. A motion was made to transfer the \$75,000 that was previously transferred from savings back into the savings account by McKee. Seconded by Woodrick. All in favor.

**Golf Carts and ATV:** If you are on an ATV, golf cart, side-by-side, etc. please pull to the side when a vehicle approaches.

**Water Quality:** LEOA will now be conducting a Quartey flush of the pipes and sewer system to help alleviate some of the color concerns.

**Camper Restrictions:** LEOA does not have a dedicated spot to park campers.

**Lake Rules & Enforcement:** LEOA WILL uphold the written rules and covenants of the association.

**Access Cards:** LEOA BOD discussed looking into the possibility of upgrading the card reader system.

**Dates for Jug Fishing:** Jug fishing dates are May 27-30<sup>th</sup>.

**Water School:** Woodrick, Panzeca, and Skidmore have agreed to go to water school classes.

**Roads:** The BOD was given a quote for the cost of paving the roads of the lake.

To have 7.2 miles of road 1638 would cost \$1,178,210.88 with tax included. To have 7.2 miles of road 1638 leveled would cost \$2,703,542.13 with tax included.

Cost per mile with no leveling is \$163,640.40

Cost per mile with leveling is \$375,491.96

All side roads and dirt section of 1638 (6.6 miles) would cost \$1,080,026.64 with tax included, no leveling and no base work. Including leveling the cost would be \$2,478,264.94 with tax included.

To do ALL roads (13.8 miles) the cost would be \$2,258,237.52 with tax included. The cost to do all roads with leveling would be \$5,181,789.05 with tax included. However, the dirt roads will require base work, which will cost more.

Special Assessment per property owner for all roads (13.8 miles)  
\$3,031.19 + regular assessment (\$550)

Special Assessment per property owner for all roads leveled (13.8)  
\$6,955.42 + regular assessment (\$550)

Special Assessment per property owner for 7.2 miles of road 1638  
\$1,581.49 + regular assessment (\$550)

Special Assessment per property owner for 7.2 miles of road 1638 leveled  
\$3,62.92 + regular assessment (\$550)

**Dirt Work on North End:** Corps of Engineers notified LEOA that certain property owners had complained about dirt work done on the north end of the lake, and has been found without violation from the land owner or LEOA.

**Restrooms:** The door will be locked from now on. Property owners may use restrooms by asking the secretary to unlock the door. They will not be open during non-business hours. Motion was made by Skidmore. Seconded by Perkins. All in Favor.

**Motion Made to End Meeting** by Skidmore. Seconded by Woodrick.  
All in favor.

**The next meeting of the BOD of LEOA will be June 6, 2022.**

LEOA Board President, Vickie McKee Approved by me this 9th day of  
May 2022

I, Addison Rivers, LEOA Office Secretary, hereby certify this as a true  
and correct copy of the meeting held on May 9th, 2022.