

**Lake Eddins Owners Association**  
**Board Of Directors Meeting**  
**Monday, January 10, 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, Vice President, Shelley Rivers, Secretary, Jerry Perkins, III, David Coney (call in), and James Skidmore. Phil Fuller, Lake Manager, was also in attendance.

**Call to Order:** The regular meeting of the BOD for the LEOA was called to order by McKee at 6:00 pm where the following business was transacted.

**Prayer:** The regular meeting of the BOD for the LEOA was opened in prayer by \*Rivers.

**Visitors/Guests:** Ellen Winter, Butch Stokes, Henry and Donna Cummings, George Vanderslice, Tom Vanderslice, Charles Spurrier, Ron Herrington

**Public comments:** **Ellen Winter:** Requesting quiet hours from 10 pm to 8 am. Requesting no construction between the hours of 8 am and 8 pm. She welcomes her new neighbors but does not want to hear them constructing their home at 6 am in the morning. Their small boathouse took 4 weeks - will the actual home take 40 weeks? They began two weeks before the time change and the generator was started at 6 am each morning. If the board has the interests of the residents at heart, they would not allow noise on small lots next door to retired, elderly, and ill residents. McKee said we would take it all under consideration and it would be reflected in the minutes.

**Butch Stokes:** Heavy rains are washing out dirt from under their driveway. He is concerned that the weight of the fire trucks will eventually crush the driveway.

**Henry Cummings:** Brought pictures taken on runs around the lake. At earlier meetings, the board had asked a presenter what could be done about the silt - he'll tell us. In his runs, he found a place on the north side that is washing out under the road, and one on the east side, and there is one on the stinky sewer side - it is totally washing out the man's yard. Perkins asked if Mr. Cummings knew the owner of the property. He does not. This is the 2nd time Cummings has brought this to the board, but he does not know the name of the owner. Mr. C says there is one down the road done right, but this one is not. Rivers asked why the property owner hasn't said anything. Perkins says never a complaint from the property owner. Perkins tells about a time Cummings came into his yard and misspoke about Pachuta creek. Perkins just wanted to make sure he was understanding the same area. Cummings provided pictures of several spots claiming they are washing out. Perkins told him we would check them out.

Cummings also claimed the creek is filling up with silt from our lake. Fuller said Mr. Gabe Jasper from DEQ came up and walked the length of Pachuta Creek from CR 16 to the Interstate and there was no indication of silt coming into the creek from our lake. Rivers said the DEQ man would be more knowledgeable about the sand than a regular person just looking. Cummings kept insisting DEQ agreed with all he was saying - kept saying "we" saw it. McKee asked who was "we"? Cummings replied 'Himself and his wife'. Mr. Vanderslice told of a time the lake water was clear...but there was a lot of vegetation that was killed off and that affected the water clarity per Perkins. Cummings tried to put up a picture on a display stand...McKee asked if it was one we already had in our packets. He said no. When he put it up, McKee said yes, we have that picture in our packet and showed him. Cummings says he has one more picture. Asked if we knew the difference between sand and silt. McKee said yes, Mr. Herrington shared it with us when he presented a couple of months ago. Cummings says someone blew up a beaver dam (that was keeping the silt out of the lake) before the logging (on private land) began. McKee asked who? Cummings named Joyner, Hamm, or Lewis. Fuller asked again, who blew up the dam? Cummings got flustered. Vanderslice told him to "save it for the lawyer". McKee explained that now that the dam is gone and logging is done Cummings said "They" the Eddins and Lewis wanted the basin cleared so they cleared out the dam. Cummings said 'by law' they were supposed to put everything back the way it was. McKee asked "put back the beaver dam?" Cummings says yes. Cummings says people have come to him and cannot use their property due to the silt. Herrington says people are getting angry and "close to something". Herrington wants to know if we are going to dig out his canal and 'get my money out of it'. Perkins asked if we can check it out. The board will assess it and give him an answer. Cummings says there is only one exit for water to leave the lake, yet water comes in three places. Cummings says he "proved it to DEQ and the Core of Engineers" that our lake was filling the creek with silt. Vanderslice said, "be careful Henry". McKee reminded Vanderslice that he told her "on the dam" that day that he was going to sue "you". Was that meant to be personal? Rivers said, "If you sue the Association, you are suing yourself!" Vanderslice said if that's what it takes to get things done, so be it. Mr. Vanderslice (to McKee) said, "You'll get yours" Cummings says the DEQ has programs they will come in and set up to help you control your silt. Jay says when you get the DEQ involved everything comes to a halt. Donna asked if there was a filtration system to put on it. McKee says it is not our property. Cummings (and most of the visitors) agreed. Our groups want the same thing. Rivers states that the problem is the "sneaky" meetings and the ways it was done...makes it seem anti-board, not pro-working together to better our lake. Herrington says the board has the power to step up and fix this sh\*t. We have a chance to be heroes, don't miss that chance. Cummings says he is an expert in maritime marine and some stuff similar to this - must start at the watershed and work back. Cummings says there is one nice ditch that we

should look at. Perkins says let's just check all the pipes and entrances. Cummings said when the dirt was moved to the well road, nothing was covered. 13-15% has washed away - that is documented. Transporting the sand also caused some to come off. Fuller said Mr. Jasper from DEQ looked at it and said it was fine. Perkins said we should just call Mr. Jasper at the DEQ and get him here to say the truth in front of everyone since Mr. Cummings is claiming he said one thing to him and Mr. Fuller is saying he said something different to him. Cummings said "I wouldn't do that if I was you." {Perkins asked why. Cummings said 'Nevermind'. Rivers asked, "Mr. Cummings, if there is a reason we shouldn't contact him, please tell us." Cummings, again, said "nevermind".

**Minutes:** Motion by Perkins and seconded by Skidmore to approve the December 2021 minutes. Motion carried.

**Finances:** Motion by Perkins and seconded by Rivers accept and approve the December 2021 financial statements. All members reviewed the statements and the motion carried.

**Accounts:** Checking account balance (as of 12/31/21) = \$218,709.37

W/S Savings account balance (as of 12/31/21) = \$118,313.61

## **Business Meeting:**

### **Old Business**

Delinquent assessment letters sent  
Mailbox area - cleaned

### **New Business**

**LEVFD** - Mr. Stokes presented 4th quarter receipts/info; in excellent shape, very thorough. The quarterly check will be issued.

### **Guest presentations discussion:**

Winter discussion - Quiet hours concerning construction are already in the rules: From the Architectural Review Committee Rules - "Construction hours will be as per the permit, normally being 7:00 am until 10:00 pm."

Stokes discussion - Fuller will assess and advise

Cummings discussion - we will contact DEQ immediately

**Office Applicants** - 7 received; calling with details to schedule interviews

**Westside boat ramp** - will contact Saul, Clarkco, and Shane for quotes \*\*This had been discussed at an earlier meeting but was tabled until the dam situation was resolved.\*\*

**Motion to enter Executive session** @ 7:27 PM by Dewitt/seconded by Perkins

**Motion to leave executive session** @ 7:32 PM by Perkins/seconded by Rivers

**Motion to dismiss meeting** at 7:34 PM by Perkins/seconded by Rivers

The next meeting will be held Monday, Feb 7, 2022

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LEOA Board President, Vickie McKee

Approved by me this 10th day of January 2022

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I, Shelley Rivers, LEOA Secretary, do hereby certify this as a true and correct copy of the minutes of the meeting duly held on January 10, 2022.