

**Lake Eddins Owners Association**  
**January Board Of Directors Meeting**  
**Monday, April 5, 2021**

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, Jay Perkins, Flo Fagan, David Coney, 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 Pres Vickie McKee at 6:01 pm where the following business was transacted.

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

**Visitors/Guests:** None

**Public comments:** None

**Minutes:** Motion by Perkins and seconded by Fagan to accept and approve the February 2021 minutes. Motion carried.

**Finances:** Motion by Dewitt and seconded by Perkins to accept and approve the February and March 2021 financial statements. All members reviewed the statements and the motion carried.

**Accounts:** Checking account balance (as of 2/28/21) = \$100,164.70  
W/S Savings account balance (as of 2/28/21) = \$81,742.95

Checking account balance (as of 3/31/21) = \$93,667.79  
W/S Savings account balance (as of 3/31/21) = \$85,382.95

**Fire Dept:** No one came to present the Fire Department financial information for the 1st quarter of 2021

**Report:** After discussion at the annual meeting concerning the audit committee, McKee conferred with the Association attorney. In the Bylaws, Article 4, Section 13 you will find the order of business for the Annual Meeting. Note that the audit committee is not included. Also, note that in the bylaws, Article 8, Section 4 states at the close of each fiscal year, the books and records of the Association shall be audited by an independent Certified Accountant and a report given at the annual meeting. At the annual meeting in March 2005, Robert Breeland, President, stated that an audit committee would be elected by the general

membership which would reflect the change of the bylaws. In the minutes of the annual meeting 2005, it was stated to accept the change. However, there is no record found of 51% of the membership voting or if only the people attending the annual meeting voted. Therefore, we are advised by counsel to go by the original bylaws and get an audit from an independent CPA. No future audit committee will be needed.

As for the questions concerning the Inspectors of the Election - Article 4, Section 15 states that the BOD will appoint an odd number of individuals to act at the meeting as appointed. It is in the Order of Business to name these appointees to the membership, but no vote is required. \*\*Appointees will sign a confidentiality agreement\*\*

To clarify any questions about the Election of Officers, Bylaws article 3, section 2 states that ANY member, regardless of class, would have 1 vote per member. Each member present at the annual meeting will have 1 vote for the election of officers. Keep in mind, a member has to be an owner on record.

### **Business Meeting:**

Water Levels: There have been many calls, questions, and complaints about the water levels. The lake manager keeps a close eye on official weather forecasts and makes changes based on the predicted rainfall amounts. He is also advised by two outside weather officials. These actions must be taken in advance to work. Sometimes, the forecast is incorrect. Our Lake Manager makes the best decisions he can based on those forecasts and advisements.

Use of Common Grounds for Non-current Members: Members who are no longer in good standing (not current on their assessments) do not have fishing rights on the lake. If a property owner who is not current on their assessments is caught fishing on the lake, he/she will be fined. Skidmore makes a motion, Dewitt 2nds, and all are in favor.

Judgements/Liens on Non-current Members: Liens will be placed through the Jasper County Courthouse on assessments that are not current. Rivers makes a motion, Perkins 2nds, and all are in favor.

Interest on Past Due Assessments: Interest can and will be charged on past due assessments. 1.5% per month will be charged on any outstanding balance beginning June 1, 2021. Skidmore makes a motion, Fagan 2nds, all in favor.

Upcoming expenses: Insurance will be paid this month \$12,900.00

21-22 Assessments: No increase will be made to the annual assessments. It will remain at \$500 per year. Motion brought by Dewitt, 2nded by Rivers, all in favor.

Budget: Current budget will be reassessed at the May meeting.

**Adjourn:** Having no further business on the table, Skidmore made a motion to adjourn at 6:46. Perkins seconded. Motion carried. The next meeting will be held on Monday, May 3, 2021, at 6 pm.

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LEOA Board President, Vickie McKee  
Approved by me this 5th day of April 2021

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I, Shelley Rivers, LEOA Secretary, do hereby certify this a true and correct copy of the minutes of the meeting duly held on April 5, 2021.