

**Lake Eddins Owners Association**  
**Board Of Directors Meeting**  
**Monday, October 11, 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, Shelley Rivers, Secretary, Jay Perkins, Flo Fagan, Davey Dewitt (by phone), 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 Vickie McKee at 5:58 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:** Mr. Graves (LEVFD), Jeannette Shepperd

**Public comments:** **Mr. Graves** presented the LEVFD financials. Everything was in excellent order; the quarterly check will be issued.

**Mrs. Shepperd** wanted to get an update on the dam straight from the board. McKee explained where we were in the process (refer to the email sent out near the end of September), reminding Mrs. Shepperd that due to DEQ being involved, everything moves slowly. Mrs. Shepperd asked who would be giving the updates on the progress once started to DEQ. Phil said it would not be Danny, Tommy, or himself - it would be the engineer that was hired. She then asked for a specific amount awarded in the grant. McKee clarified that we were to receive \$108,900 in the grant. Mrs. Shepperd then asked if the residents were going to be responsible for the rest of the cost (special assessment). McKee explained that we don't know yet what the total will be. The quoted amount may or may not be what the project ends up costing. Once we get into the project, we'll better know specifics about the final cost. McKee also explained that special assessments must be voted on by the property owners. Mrs. Shepperd explained that she had noticed the Facebook conversation about the dam seemed to be a lot of "talky-talk". She also attended a community meeting in hopes of getting an update on the dam. She said that the meeting felt more like a "headhunt" than an informative meeting.

**Henry Cummings** completed a form to address the board but did not show up.

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

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

**Accounts:** Checking account balance (as of 9/30/21) = \$230,699.95  
W/S Savings account balance (as of 9/30/21) = \$107,298.83

**Business Meeting:**

**Complaint UPDATE:** Letter sent to the Estes and received. The homeowner is doing his/her part and taking care of the problem with receipts to back up purchases.

**Improper Outbuilding UPDATE:** Letter sent to homeowners. They have 30 days to remove the structure or face a fine, a lien, or possibly court.

**DEQ update:** McKee explained - now that we secured the grant, we have lots more paperwork to do. We must now turn in a detailed, daily plan for the dam correction along with other paperwork. Everything must be followed to a T in order to complete the process. Working with the government can be challenging and will definitely be slow.

**LE 16382:** The survey was received and reviewed. The Lake Church will now need to have a deed drawn up. Once the deed is received and both the survey and deed approved by our attorney, everything will be signed and the transfer of land will be complete.

**Water Well Motor & Pump:** The repair is complete. It cost \$13,568.50 to repair. Insurance was filed since the problem was due to a lightning strike. We received \$9,623.75 from insurance to offset our cost.

**Mr. Charles Busby:** After reading last month's minutes, Representative Busby contacted the BOD concerning the road issue. He does not even know the resident who made this claim and has never spoken to this resident to his knowledge. Representative Busby has never made such a statement concerning the roads at Lake Eddins. \*\*Thank you, Mr. Busby, for reaching out and clarifying.

**Addressing BOD & Incident Forms:** McKee visited with Mr. Cummings and took him the proper forms to both address the board and to turn in a complaint about someone/something. Mr. Cummings indicated he understood. Mr. Cummings filled out a form to address the board but did not attend the meeting.

**Conley Complaint:** Mrs. Conley addressed an issue on the dirt road at the back of the lake. This was addressed at the June 21 meeting but has not yet been completed due to the weather and work being backed up. McKee asked Phil to put out a rope/warning system until the work can be completed. Phil will also contact Mr. Cook to get an estimate on when this will be completed. See entry below from June 2021 board meeting minutes:

*{Culvert at back of lake is rusted out and needs replacing. Shane Cook can dig out old culvert and replace it for \$4,802. He cannot start work until 10 days to 2 weeks out (depending on the rain coming this weekend). Perkins made a motion to have the work done, Dewitt seconded. All in favor.}*

**Health Department Water Rating:** We recently received a rating of 5 (highest rate possible) by the Health Department. Thanks, Skidmore, for all you do.

**Secretary Position:** \*\*Flo Fagan left the meeting for the BOD to discuss the job due to her interest in it.\*\* We will advertise in the Jasper County newspaper and send the information out in an email. Applications will be accepted until November 1, 2021, at 4 pm. A job description will be given to interested applicants when they pick up an application. We will also be hiring an “as-needed” person to cover when the full-timer must be out. Full-time hours are 8 am to 4 pm Monday through Friday.

**Adjourn:**

Having no further business on the table, Perkins made a motion to adjourn at 7:25 PM. Rivers seconded. Motion carried. The next meeting will be held on Monday, November 8, 2021, at 6 pm.

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LEOA Board President, Vickie McKee

Approved by me this 11th day of October 2021

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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 October 11, 2021.