

**Lake Eddins Owners Association  
Board of Directors  
Regular Meeting January 5, 2015**

**Public Meeting:**

President Larry Nobles convened the public Meeting @ 6:30 PM. Jimmy Lowery lead us in prayer.

Board members present were, Jerry Perkins, Charlie Smith, Terry Owen, Lynne Gaines, Larry Nobles, and Tommy Godwin. The Lake Manager, Phil Fuller was also in attendance.

**Public Comments:**

No Members showed up to address BOD.

**Business Meeting:**

President Larry Nobles called the business meeting to order @ 6:35 PM.

**Recognition:**

Phil Fuller, Tommy Cannon & Danny Kirkland were recognized for doing an outstanding job of managing the lake level during heavy rains in December.

Peggy Smith was recognized for donating rocks for the west side dumpster area and donating her time during the Christmas holidays decorating the front gate, office area and pavilion.

**Acceptance of Minutes:**

Motion was made and properly seconded to accept December 8, 2014 Regular Meeting minutes  
**Motion carried.**

**Committee Reports:**

**Architectural Review Committee - Phil Fuller**

- 16 active building permits underway and 5 not started.

**Lake Supervisor's Report - Phil Fuller**

**Work Completed in December 2014:**

- Removed mattress and other debris from west dumpsters to burn pile.
- Washed LEOA office, pavilion and mail areas.
- Hung Christmas lights and decorations.
- Performed annual sewer test.
- Weed eat around lake and lagoon.
- Painted pipe fence at main gate.
- Marked lines for TEC.
- Installed new water line on 16387 for new house.
- Repaired ditch on 16383.
- Repaired bucket on tractor.
- Replaced sensor on lights at mail boxes.
- Changed oil in both trucks, track hoe and tractor.
- Cleaned out numerous culverts.
- Checked water lines in wooded areas.
- Repaired silt fence at dam.

- Opened and closed gates at overflow box several times due to rain.
- Read water meters.
- Answered 5 water calls and 9 sewer calls.

**Lake Improvement Committee - Greg Gaines**

- December meeting cancelled.

**Security Committee - Tommy Godwin**

- Security rounds continuing.
- Several incidents this month concerning gate access issues, tailgating & letting people in etc.

**Financial Status Review - Charlie Smith**

- Checking Account Balance - \$125,362.69 (as of 12/31/14)
- Savings Account Balance - \$61,061.13 (as of 12/31/14)

**Ongoing Business:**

- Fines Policy - Tabled until February meeting.
- Cell phone provider change - All LEOA phone have been switched over to C-Spire. Security Committee Chairman said there is no need for security phones at this time.
- Update on collections of past due assessments - (6) unpaid assessments through 2012 to be collected for a total of \$6,448.25. (15) Unpaid assessments for 2013 to be collected for a total of \$4,733.25. (48) Unpaid assessments for 2014 for a total of \$18,925.00.
- Motion was made and properly seconded to turn 2014 unpaid assessments over to collection agency. **Motion Carried**
- Security Chief Job Description – Tabled
- Record Retention Policy – Tabled
- Charlie Smith will check minutes for approval of personnel policy concerning vacation, sick leave, etc.

**New Business:**

- 2015 Budget – Phil Fuller and Charlie Smith will start putting budget together.
- Additional phone for afterhours was initiated today. Number was posted on website, front gate and bulletin board.
- Discussed improving the performance of the surveillance cameras, cable upgrade, camera for level gauge, wireless shots from gate and level gauge.
- Motion was made and properly seconded to nominate Charlie Smith as the nominating committee chairman. **Motion Carried**
- Process & form for adjoining lots for assessment purposes. Terry Owen will update and forward to BOD members for review.

**Next Regular Meeting Scheduled for February 2, 2015 6:30 PM**

- Motion was made and properly seconded to adjourn Business Meeting. Motion Carried.
- **Adjourned Business Meeting @ 9:15 PM**

Minutes Prepared By:  
 Charlie Smith  
 Secretary / Treasurer.