

Lake Eddins Owners Association
February Board Of Directors Meeting
Monday, February 3, 2020

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, Vice President/Secretary, Jay Perkins, Davey Dewitt, 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 6:00 pm where the following business was transacted.

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

Visitors/Guests: Those present included: Harry Sanders, Rose Fertitta, Frank Fertitta, Randy Owens, Mark McKee, Jay Chapman, Debbie Chapman, Robert Buckalew, Barbie Buckalew, Wayne Guy, Lynn Guy, Jimmy Lowery, Virginia Lowery, Ron Bean, Carol Blankenship, Michael Harris, Jim Costa, Lynn Gaines, Mr. Paulsen, Frank Redd, Jan Michaels, Wayne Michaels, Cody Woodrick, Mary Sue Gaines, Charles Gaines, William Herrold, Carrie Herrold, Cathy Hennington, Christine Herrington, Ron (?-writing is not clear) Herrington, Sandra Busby, Dinanne Dennis, Larry Blankenship, David Coney, and Don Patterson.

Public comments:

Vickie McKee began the Public Comments time with an announcement that “due to threatened litigation we are not able to discuss the water rates or the examining of the books.”

Ron Bean - exploded in anger (as did many others in the room). He wanted to know why they were even there. **Wayne Guy** burst out demanding a letter from our attorney stating he gave us instructions to not discuss it. James Skidmore turned to respond to his demand and Wayne told him he wasn't talking to him, he was talking to Vickie. McKee, Rivers, and Skidmore all responded with various versions of “No, you're talking to the board and Skidmore is a board member and may respond.” Bean said, “And y'all call us hostile” referring to the fact we wouldn't discuss the water rates/books. Jay Chapman jumped up and hurried to the door saying he had “the attorney on speed dial”. Bean also said that their letters to the board did not threaten litigation. McKee began pulling the letters sent to the board from Bean's group. As she turned to them, Bean admitted, “You're right, you're right.” McKee read the statement aloud from the letter stating if they did not receive the requested information, they could seek litigation. Rivers addressed the room-asking them if they heard Mr. Bean. “Mr. Bean admitted that we were correct about the threat of litigation. For some reason, many of you think we make things up and lie. This is an example supporting the fact we don't.”

Carol Blankenship - not present

Jay Chapman - asked what our accounting practices were. Specifically what system we use. McKee responded “Quickbooks”. He asked if employees clocked in each day.

McKee said, not on an electric time clock. Chaman also asked if they documented the time spent on tasks, with an example of yard cutting and water. Phil Fuller responded, "Yes." Chapman then asked if there was a set budget for the association each year. McKee responded "Not as long as I have been associated with the board." Chapman suggested that it be done when the next board takes over in March.

Frank Fertita - wanted to ask about books, we couldn't respond. Bean got angry that we wouldn't comment and left the room.

Wayne Guy - thanked everyone for coming. He said we couldn't talk but he could. He addressed the attendees the entire time-not the board. He explained his side..that they had asked for accounting info. He said the board delayed and delayed. His group first requested the information 120 days ago. He explained we are carrying all the expenses of the lake - mileage, salary, insurance (maybe even for the devil-he said), etc. He says he found lots of discrepancies,,,,,why haven't we seen the books? He says the BOD claims we did not raise the rates. And now we are lying to them. Insinuated records are missing. Read parts of our letter aloud to make us sound bad. Guy claimed the board had cancelled board meeting to avoid dealing with him and his group. McKee said we did not cancel any meetings. Several attendees began mumbling. McKee stated, "We didn't cancel any. We did not schedule one for every month. Guy continued, putting a spin on all the papers sent. Accused us of delaying, denying, and misrepresenting the records of the water department. Said he wants the records and minutes to reflect that the committee wants us to rescind the water rate increase and go back to the rates in August 2019. "We're gonna go back to the way it was". He claimed the entire community backs that. He received claps and cheers from several of the public attendees. Kept repeating 120 days....

Don Patterson - voting question. Do we as owners get one vote per assessment or lot? Say an owner has 10 lots but pays one assessment, he gets 10 votes? Vickie said "Yes". How many total votes for the lake? Vickie-1091 **see New Business for update** total votes. Asked if votes are stacked against the property owners. McKee and Rivers reiterated that the number of lots you own is the same as the number of votes you get. Spillway - could we have a professional look at the spillway? Patterson recommended a concrete spillway similar to Masonite Vickie responded that we had gotten a price. The first part of three necessary levels, concrete only, would cost an estimated \$50,000. Harry Sanders spoke up and said he knew someone. lake. Rivers responded to Sanders that she would get with him concerning his friend.

Frank Redd - Can potholes be addressed individually? Why do we have to wait until there are a bunch and spend a day fixing them? Vickie explained that it was a large job. Phil explained how we saved money by buying bulk. Rivers restated what Mr. Redd asked Phil. Phil said yes, we can keep a bag on hand and make an effort to spot fill.

Carol Blankenship - arrived late. We asked her if she would still like to address the board. She did. Blankenship asked about the spillway again. Rivers restated the discussion with Don Patterson. She asked again for the original cost. McKee responded with our quote was \$34,044.22 but the work was completed for \$30,544.22. She then asked why the public couldn't stay for all the new business. McKee explained

that one-this was how it had been done for years. The current BOD did not change that. McKee also explained how confusing it would be to discuss new business with guests. Partial truths could be spread, too many opinions expressed within the meeting. It would make it quite hard to have a proper discussion.

Jay Chapman - asked if he could have the rest of his 5 minutes to speak. He questioned the slope of the spillway. Chapman said there was a 3 degree slope up from the road causing the water to run from the spillway side into the road, not from the lake into the spillway. Phil Fuller made notes. He and McKee agreed it will be looked into.

Minutes: Motion by Skidmore and seconded by Dewitt to accept and approve the December 2019 minutes. Motion carried.

Finances: Motion by Perkins and seconded by Skidmore to accept and approve the December 2019, and January 2020 statements. All members reviewed the Statements and the motion carried.

Accounts Checking account balance (as of 12/30/19) = \$198,963.03
W/S Contingency account balance (as of 12/30/19) = \$104,522.53

Check account balance (as of 1/31/2020) = \$189,446.28
W/S Contingency account balance (as of 1/31/2020) = \$108,065.03

Business Meeting:

Silt update-waiting on equipment

Spillway update-Phil

Bi-annual resealing of the dam to be done in the spring and fall. Motion made by Skidmore and seconded by Dewitt

McKee updated us that the 4th quarter check to the LEVFD had been issued.

After review and discussion, the total number of possible votes were corrected to 1,898. This number reflects different possible class votes as designated in the covenants.

Board discussed having the financial information emailed to us as soon as the month ends. That gives us more time to review the statements before the board meeting.

FD Spring Fishing Tournament - LIC was to receive information from Fire Department Chief Buckalew. It was discussed, but no details were brought. The BOD is ready and willing to approve this tournament once the details and information are received. They must be received 30 days prior to the requested date.

The handrail has been installed.

Adjourn: Having no further business on the table, Jay Perkins made a motion to adjourn at 7:45. Dewitt seconded. Motion carried. The next meeting (the annual meeting) will be held on Tuesday, March 17, 2020, at 7 pm.

LEOA Board President, Vickie McKee
Approved by me this 5th day of February 2020

I, Shelley Rivers, LEOA Board Member, do hereby certify this a true and correct copy of the minutes of the meeting duly held on February 2, 2020.