

Lake Eddins Owners Association
June Board Of Directors Meeting
Monday, June 8, 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, Davey Dewit, Vice President, Shelley Rivers, Secretary/Treasurer, 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 Rivers.

Visitors/Guests: Carol Blankenship, David Fagan

Public comments: **Vickie McKee:** Speaking as a member of LEOA, not as board President-
“I am speaking as a member of the LEOA today, and not as board president. Everyone is entitled to their opinion, I just choose to say mine instead of posting mine. As I have watched the news this week with all the riots and looting, I took a step back to be thankful for the place we can home. How can hate, jealousy, pride, and power struggle cause so much destruction? I by no means think what happened to George Floyd was right, but then again two wrongs don't make a right. But then as I look around our community, I see some of the same things happening here: grown men and women “shooting the finger” at the lake manager, unless their spouse is with them, of course, because they dare not let them know their childish actions; refusing to speak to individuals just because they serve on the LEOA board; calling individuals “pathetic” and “unqualified”; trying to pick fights like teenagers (the same thing we tell our children and grandchildren is rude and inappropriate) and all because of hate, jealousy, pride, or a power struggle, because people like myself have not done anything personally to anyone. There was a day that people talked face to face instead of hiding behind social media and sitting back to get a “thumbs up” or “like” to their statements. If I have personally done anything to someone, I apologize and I will be glad to sit down and discuss my wrongs. So now the burden is on you to accept that or not. I was told that it was Facebook how the community should speak to one another. Once I was told that I have tried to speak to everyone I meet, yet there are some that refuse to speak just because I serve on the board. Once again, that is your choice, but don't profess to be one thing and live as another. If you have issues, bring it to the board. We have tried to address everything that is brought to us, but we will also address issues for the good of all the community and not just a few. I personally think that it is time for some individuals of this community to GROW UP and stop acting like children on a playground. Many that have problems with the board have served on the board themselves and yet some of these things that “aren't done” could have been addressed in the past, so is the problem with the past or the present? I can speak for this board in saying we have tried to abide by the covenants, bylaws, and rules and maybe everything isn't done exactly as you see fit, and yes we are still learning, but decisions we make have been thought out and presented to improve our community and do so legally. Now you can go out and

laugh about me and my statements or crucify me on FB, but once again that is your choice. But when and if you do so, is it hate, jealousy, pride, or a power struggle? God help our community.”

Minutes: Motion by Fagan and seconded by Perkins to accept and approve the May 2020 minutes, with typo change. Motion carried.

Finances: Motion by Rivers and seconded by Dewitt to accept and approve the May 2020 financial reports. All members had reviewed the statements (which were emailed out prior to the meeting) and the motion carried.

Accounts Checking Account Balance = \$179,074.50 (as of 05/31/20)
W/S Contingency Account Balance = \$122, 365.94 (as of 05/31/20)

Business Meeting:

Employees: All employees received updated employee job descriptions. Met with each employee individually, allowed for any grievances, suggestions, etc., collected their signed job descriptions. All employees were thanked for their service. Skidmore made a motion to enter executive session at 6:35, Perkins seconded, all in favor.

Executive Session: Discussed employees. Dewitt made a motion to come out of executive session at 6:47, Rivers seconded, all in favor.

Canal Update/Cost of Silt Removal: The original quote was \$29,561.50. Work had to stop on the back canal due to almost losing equipment in the mud and the impossibility of cleaning the entire canal. The removal at the boat ramp was completed. The total paid for this project was \$16,437.49. We are continuing to talk to agencies for other options and prices.

Burnt House Update (1524 LE 1638): The house has been burned for well over a year. Last time it was in litigation. A motion was made by Skidmore to send a certified letter to the homeowner giving them 30 days to have the property cleaned and cleared. Seconded by Perkins, all in favor.

LIC money: Skidmore made a motion that LIC funds go to the general fund, Fagan seconded, all in favor. \$3,213.03 will be deposited.

Past Due Assessments: Pay your assessments!

Boat Stickers: After discussing the value of boat stickers. Skidmore moved to include the sticker process in the process of purchasing a home at the lake. Coney seconded, all in favor. When Judy gives the new property owners the covenants, rules, etc., she will

explain that all boats here must be registered. If anyone sells or purchases a boat, contact Judy in the office.

TEC-Phase 1: There is no date of when or IF there will be a phase 2 to continue past the curve near 589 LE 1638. Our own maintenance men have spent 56 man-hours with TEC. Fagan made a motion that when and if Phase 2 begins, we want J&M drilling to do the work. They are very conscientious about their work. Rivers seconded, all in favor.

Call numbers at the gate: They are posted at the gate. Please use that avenue to contact someone instead of posting on Facebook.

TEC Fiber Optic - Due to the increase in price and no need for it (what we have now works fine), Rivers made a motion to not choose fiber optic internet for the office. Seconded by Skidmore, all in favor, motion passed.

Employee Kudos: We would like to thank our employees for saving the association \$750 by fixing a problem with the lawnmower! Thanks, guys!!

Upcoming expenses: Fertilize at the end of the month - \$12,000

Water School - Fagan and Coney must sign up to attend Water School.

Fiscal Year: Discussed June 1-May 31 due to the majority of our income beginning in June. Then discussed April 1-March 31 to coincide with the elections. To protect the association, no changes of more than 10% can be made to any line item after January 31st. Rivers made a motion for the April 1-March 31 fiscal year and the no changes clause. Skidmore seconded, all approved, and the motion passed.

ATVs: We discussed the irresponsible driving/operations of ATVs at the lake. Discussed actions that need to be taken-refer to lake rules. The speed limit for ATVs, golf carts, UTVs, etc. is 20 mph. Lake property owners-PLEASE talk to your family members about the safety of themselves and others.

Adjourn: Having no further business on the table, Perkins made a motion to adjourn at 7:55. Rivers seconded. Motion carried. The next meeting will be held on Monday, July 13, 2020, at 6 pm.

LEOA Board President, Vickie McKee
Approved by me this 8th day of June 2020

I, Shelley Rivers, LEOA Secretary, do hereby certify this a true and correct copy of the minutes of the meeting duly held on June 8, 2020.