

**Lake Eddins Owners Association
Board of Directors Meeting Minutes
Monday December 5, 2016**

A meeting of the Lake Eddins Owners Association's Board of Directors was held at the association's office on December 5, 2016. Board members in attendance included Lynne Gaines, Jerry Perkins, Charlie Smith, Terry Owen, Rick Brooks & Peggy Smith.

Lake Manager Phil Fuller was also in attendance.

A quorum being declared President Lynne Gaines called the meeting to order @ 5:31 pm.

Public Comments: None

Acceptance of Regular Meeting minutes held on November 7, 2016 - Charlie Smith

Motion: A motion was made and properly seconded to accept the minutes from the Regular Meeting held on November 7, 2016. The motion carried.

Committee Reports:

Lake Improvement Committee (Jay Perkins):

- Water Temperature 62-65
- Water clarity 26-32
- Last fertilized 08-02-16
- Water Alkalinity estimated in the mid 30's - tested by Greg Gaines and Jay Perkins 09-18-16. We need to send a sample off to be tested. We will send a sample off this week.
- No liming recommended at this time by SPM.
- Channel markers. We have a plan to buy the buoys and get this project taken care of.
- Safety signs "Boat at Your Own Risk" have been purchased and installed. Thank you to lake employees for installing them!!
- Bought fish feed for feeders on the lake-\$304.00 on 12-05-16.
- Checking balance is \$6,503.00 - 12-05-16.
- Purchase \$500.00 Gift card for Raffle give away on 12-10-16.
- Collect raffle tickets and money by 12-09-16.
- Discussed Home Owners Bass Tournament to take place 12-10-16.
- 15 boats entered as 12-05-16.
- Lake wardens will monitor this tournament to make sure it is handled correctly.

Office Report (Phil Fuller):

- Provided list of new residents.

Beautification Committee (Peggy Smith):

The front gate and office areas were decorated for fall, Thanksgiving and are now decked out for Christmas. Special thanks to Tommy, Danny, Philip, Virginia Lowery, and Shelly Rivers for their work at the gate. Work days have been scheduled through January 2017.

The checking account balance is \$726.16.

Lake Manager (Phil Fuller):

- Checked water well and lagoon daily.
- Repainted lines on 1638.
- Changed pumps in main lift station.
- Picked up trash on ROW.
- Repaired main line water leak.
- Replaced sewer pump at M. Johnson's.
- Cleaned sewer pump at C. Pitts.
- Flushed and cleaned sewer tank at N. Bonner's.
- Weed eat around lake.
- Cleared sewer line at R. Doggett.
- Install new water and sewer service at A. Maggiores.
- Located lines at several locations per 811.
- PM sewer pumps.
- Fixed water leak at F. Souligney's.
- Repaired pump out line at K. Evans.
- Patched roads.
- Cleared sewer line at P. Goodin's.
- Put up Christmas decorations.
- Put up "boat at tour own risk" signs.
- Checked fish feeders.
- Cleared sewer line at W. Guy's.
- Checked for water leak at 35 LE 16388a.
- Bleed water lines.
- Worked on cameras at front gate.
- Sprayed lagoon for duckweed.
- Read water meters.

ARC (Phil Fuller):

- (10) Under construction
- (11) Not started

Security Committee (Phil Fuller):

- No written complaints given this month.
- Checking account balance \$4,930.07

Financial (Charlie Smith):

- The checking account balance is \$97,854.10 (as of November 30, 2016)
- The reserve fund savings account balance is \$48,218.00 (as of November 30, 2016).
- The Liming account balance is \$38,012.48 (as of November 30, 2016).
- Reported out on outstanding collections.

Motion: A motion was made and properly seconded to accept the financial reports for November, 2016. The motion carried.

Water Operator report - (Ricky Carlisle):

- Cleaning duckweed out of lower lagoon. Sample will be taken December 2016 or January 2017.

Business Meeting called to order @ 6:15 pm.

1. Status on engineer evaluating water control (spillway) - Engineer delivered report. We will schedule a time when he can to meet with us to explain and discuss the report.
2. Tax sales status / Jason Mangum - Phil Fuller & Charlie Smith will consult with Grant Bennet.
3. ROW status / Ricky Ruffin - Lake Manager presented a prospective plat for BOD review. Lake Manager will have the surveyor finalize the plat and return it. Lake Manager will handle finalizing easement with attorney and recording at the courthouse.
4. Buoys - LIC obtaining materials to complete the buoy project.
5. Water Rates - Lake Manager reported out on the results of State Health Department inspector's visit. LEOA's rating has dropped to 4.7 due to not increasing water rates in the past 5 years to cover future expenditures for contingences.

Motion: Motion was made and properly seconded to increase the water rate \$5.00 per month and the sewer rate by \$5.00per month starting in January 2017. The rate increase will show on the February 2017 bills. The rate increase will be placed in a savings account for water & sewer contingencies.

Charlie Smith & Phil Fuller will open the "Lake Eddins Owner's Association Water and Sewer Contingency Account" at Great Southern Bank. The names on the signature card will be Philip D. Fuller, Charles P. Smith, and Harry J. Perkins Jr. **Motion carried**

6. Roads - The LEOA board budgeted \$45,000.00 to put milling on 8 tenths of a mile of the dirt part of LE 1638. After buying milling, paying rental on packer and labor, the work actually cost \$31,972.67. That was under budget by \$13,027.33. A savings account has been started with the \$13,000.00. This account will receive \$2000.00 monthly. The money will be used to continue milling other dirt roads in the Association. The board also approved the purchase of a leveling blade to maintain these roads. The money will come from this account at time of purchase.
7. Budget - Ongoing
8. Nomination/Election Committee - Charlie Smith will contact Lamar Evans concerning Proxy letter.

Executive Session:

Motion: A motion was made and properly seconded to go into executive session at 7:53 PM. The motion carried.

Motion: A motion was made and properly seconded to adjourn executive session at 7:55 pm. The motion carried.

Motion: A motion was made and properly seconded to give LEOA employees the same Christmas bonus as in 2015. The motion carried.

Adjournment: There being no further business or announcements a motion was made and properly seconded to adjourn the meeting. President Lynne Gaines then adjourned the meeting at 7:56 PM.

Next Meeting: January 9, 2016 @ 5:30 PM.

Respectfully Submitted,
Charlie Smith Secretary / Treasurer