

**Lake Eddins Owners Association
Board of Directors Meeting Minutes
Monday February 1, 2016**

A meeting of the Lake Eddins Owners Association's Board of Directors was held at the association's office on February 1, 2016. Board members in attendance included Jerry Perkins, Charlie Smith, Terry Owen, Lynne Gaines, & Peggy Smith.

LIC Committee Chairman Greg Gaines, Lake Manager Phil Fuller, and LEOA Water Operator Ricky Carlisle were also in attendance.

A quorum being declared President Larry Nobles called the meeting to order @ 5:40 pm.

A motion was made and properly seconded to go into executive session @ 5:41 pm. Motion Carried.

A motion was made and properly seconded to recess executive session at 6:22 pm. Motion Carried.

A motion was made and properly seconded to call the Business Meeting to order @ 6:30 pm. Motion Carried.

Public Comments: None

Board heard from Ricky Carlisle, (LEOA Water Operator), concerning brown water issue on the east side of the lake. Ricky recommended bleeding off water to flush line once per week and see if problem goes away.

Committee Reports:

ARC (Phil Fuller):

- 14 Under construction
- 13 Not started

Security Committee (Phil Fuller):

- Security answered seven complaints this month.
- Two warnings were issued.
- Two incidents are still under investigation.
- Security checking account balance: \$3864.67

Beautification Committee (Peggy Smith):

- We are beginning to get the front gate and the office area ready for Spring.
- We have started with Mardi Gras and will be meeting soon to plan the decorations for Easter and Spring.
- We will also use this time to set up a schedule for cleaning the office.
- The checking account balance is \$1,170.56.

Lake Manager (Phil Fuller):

- Checked water well and lagoon daily
- Removed limbs and debris from row of lake roads
- PM lake equipment
- Worked on aerator
- Bleached and pressure washed fine bubble diffuser
- Patched major potholes with asphalt
- Cleared brush and debris from discharge of overflow
- Repaired all dirt roads with clay gravel
- Replaced control at water well
- Held training on operation of new control panel
- Repaired washout on 16383 and put up silt fence
- Marked lines for Crotts and Lloyd
- Cleaned and greased overflow gates
- Cleaned and cut trees and brush around shop
- Changed chlorine bottle
- PM sewer tanks around lake
- Replaced lighten arrestor on water well control panel
- Opened and closed overflow gate several times
- Cleaned out culverts around lake
- Burnt rubbish pile several times
- Read water meters
- Assisted Southern Pond with delivery of F-1 bass

Lake Improvement Committee (Greg Gaines):

- Water clarity is 36".
- Water temperature is 49 degrees.
- Total alkalinity last measured at 18.6 PPM
- We have issued 515 boat decals.
- We have \$3,378.58 in the LIC checking account.

LIC Projects:

- Southeast Pond Management, SEP, put 3,300 (3 inch) F1 bass in the lake last Thursday the 28th of February. We are requesting that the Board of Directors approve a Catch and Release limit on bass sometime this spring. An effective date of 1 April 2016 would be appropriate.
- Our informal survey of property owners concerning fishing quality produced 80 responses. All 80 responses showed overwhelming support for the Board of Directors and the Lake Improvement Committee. Every response supported adding fish to the lake with the most common response stating follow the fish biologist's recommendations.
- The fish raising and stocking project feasibility study is ongoing.

Office Report (Judy Kirkland):

- Reported out on collections progress.
- Provided list of new residents.
- Provided a sheet with number of gate access card issued by category.

Acceptance of January 4, 2016 Regular Meeting Minutes

Motion: A motion was made and properly seconded to accept the minutes from the January 4, 2016 Regular Meeting. The motion carried.

Financial (Charlie Smith):

The checking account balance is \$45,075.49 (as of January 31, 2016).

The reserve fund savings account balance is \$74,162.05 (as of January 31, 2016).

The Liming account balance is \$18,002.89 (as of January 31, 2016).

Motion: A motion was made and properly seconded to accept the financial report. The motion carried.

New Business / Old Business:

- Discussed church security proposal - Tabled till March 2016.
- Discussed D&O Insurance - Tabled till March 2016.
- Discussed Annual Meeting Letter and Proxy - The letter will be updated and include 2016/2017 candidates for BOD and will be sent out for review.
- Discussed appointment of Management Agent - Motion was made and properly seconded to appoint Jimmy Yaggi as Management Agent for a three month, uncompensated term. Motion Carried.
- Discussed Inspectors of Election for 2016 annual meeting. Cathy Riley moved away and cannot serve this year. Virginia Lowery will take her place. Motion was made and properly seconded to approve the 2016 Inspectors of Election: Judy Kirkland, Faye Souigny, and Virginia Lowery. Motion Carried.
- The Audit Committee has been notified that the Annual Audit will be conducted on February 20, 2016.
- Discussed a verbal complaint by a property owner concerning an out building located at 392 LE 1638. After investigation, it was determined by the board that the building pre-dates the charter for the LEOA and, therefore, is automatically grandfathered into the association. Also, the building has been approved several times in the past by lake managers, ARC Committees, or Board of Directors. A motion was made and properly seconded to declare the out building located at 392 LE 1638 as "Grandfathered" and close the issue once and for all. Motion Carried.

- After lengthy discussions, the board of directors has agreed to follow the board's long standing policy of keeping employee personnel files and records, including salaries, compensation, expenses, etc., confidential unless an employee agrees in writing for the board to divulge such information to any property owner or others requesting it in writing.

Executive Session

Motion: A motion was made and properly seconded to resume executive session at 7:02 pm. The motion carried.

Motion: A motion was made and properly seconded to adjourn executive session at 7:09 pm. The motion carried.

Adjournment: There being no further business or announcements a motion was made and properly seconded to adjourn the meeting. President Larry Nobles then adjourned the meeting at 7:10 pm.

Respectfully Submitted,
Charlie Smith Secretary / Treasurer