

**Lake Eddins Owners Association  
Board of Directors Meeting Minutes  
Monday, February 2, 2015**

A meeting of the Lake Eddins Owners Association's Board of Directors was held at the association's office on February 2, 2015. Board members in attendance included Jerry Perkins, Charlie Smith, Terry Owen, Lynne Gaines, Lee Dennis, Tommy Godwin and President Larry Nobles. Lake Manager Phil Fuller also attended. Lamar Evans represented Association Management Systems, Inc.

**Call to Order** – A quorum being declared, President Nobles called the meeting to order at 6:24 p.m. Nobles noted that no public comments were provided prior to the meeting.

**Agenda:** A proposed agenda for the meeting was distributed for review. President Nobles asked if there were any changes.

**Motion:** A motion was made and properly seconded to approve the agenda as submitted. The motion was accepted.

**Minutes January 5, 2015 Meetings:** Minutes from the January 5, 2015 board meeting were distributed for review. Nobles asked that board members review the minutes for any necessary changes or corrections.

**Motion:** A motion was made and properly seconded to approve the minutes from the January 5, 2015 meeting with minor word changes. The motion was accepted.

**Reports**

ARC (Phil Fuller): Phil reported that there are currently 16 approved construction projects underway and 7 projects that have been approved but not started.

Lake Manager (Phil Fuller): The following work was completed in January:

- Graded roads
- Removed Christmas decorations
- Winterized pipes
- Repaired washout on 163810A
- Hauled poles from Pachuta to lake
- Repaired silt fence at dam
- Removed debris from culverts around lake
- Located lines at 362 LE 1638
- Extended culvert at 362 LE 1638
- Added dirt to washed out water line ditch on 16387
- Reworked ditch at 96 LE 1638 to help with drainage
- Read water meters
- PM water gates at overflow box
- PM LEOA equipment

- Answered 3 water calls
- Answered 11 sewer calls

Lake Improvement Committee (Greg Gaines): The LIC is recommending that the Lake Eddins bass tournaments approved for April and September be put on hold. The LIC prefers to conduct Catfish Rodeo's rather than bass tournaments. The LIC maintains that Catfish Rodeos are more inclusive of the entire community, benefit the fishery, and are less labor intensive to manage. The LIC also reported on a "healthy" discussion about the relationship among the Volunteer Fire Department (VFD), the LIC and management. The LIC asked if the VFD members in those discussions would relay to the VFD the LIC's willingness to help the VFD put on a bass tournament. A suggestion of conducting a joint tournament with proceeds being split was made. That option is being explored.

Several members have voiced positive opinions about the presence of juvenile bass in the lake as a result of the last two spawns. Other members felt the need to implement an aggressive ongoing stocking program. The LIC agreed to contact several fish biologist and get opinions on Scott Kirk's email answering concerning current lake fish management directions. Specifically, they questioned the comment about "negligible benefit" from stocking. The LIC recommends holding on the lake stocking decision until the electroshock study is completed in April.

This committee meets next on February 26.

**Motion:** A motion was made and properly seconded to authorize the LIC to make arrangements for a 2015 bass tournament. The motion was accepted.

**Motion:** A motion was made and properly seconded to authorize President Nobles to sign an approval letter allowing the VFD to hold a bass tournament on May 9, 2015. The motion was accepted.

Security Committee (Tommy Godwin): Tommy reported responding to a number of gate issues during the month. The camera videotaped someone running through the gate and breaking it. One fire was reported at the home of Chester and Tammy Whatley. Someone was reported to be going through the Harnish's yard. There was a complaint about someone digging through the garbage dumpster. The tag could not be pulled up by Jasper County. Tommy responded to a request to open the gate at 1:40 a.m. for medical reasons. When he arrived at the gate, the patient had already been transported.

Financial (Charlie Smith): Charlie reported that as of January 31, 2015 the organization had \$118,861 in the checking account and \$61,061 in the Reserve Fund Savings Account. Invoices for the month were presented and reviewed.

**Motion:** A motion was made and properly seconded to accept the Financial Report as submitted and reviewed. The motion was accepted.

**Motion:** A motion was made and properly seconded to accept all of the reports as presented and discussed. The motion was accepted.

**New Business:**

Fine Schedule for Violations of CC&R's, Bylaws, ARC Rules and Lake Rules Violations: The board continued to review and discuss this policy making a few minor change suggestions.

**Motion:** A motion was made and properly seconded to accept the policy pending the revisions presented during this meeting. The motion was accepted. Evans will make the changes and forward them to the board for review and comment.

Process for Adjoining Lots for Assessment Purposes Policy: The board reviewed the policy and made a number of suggested changes to the policy language and the permit application.

**Motion:** A motion was made and properly seconded to approve the policy as presented and reviewed pending the implementation of the changes presented this evening. The motion was accepted. Lee Dennis voted against the motion.

Appointment of Managing Agent: The board discussed the need to appoint a new managing agent and recent efforts to secure one.

**Motion:** A motion was made and properly seconded to appoint Jimmy Yaggi as the Association's Managing Agent and Ralph Gorenflo as the alternate. The motion was accepted.

Water Level Sensor Report: This agenda item was tabled.

D & O Insurance / Liability 2015 Report: This agenda item was tabled.

Audit 2014 Report: The audit will be conducted sometime in February.

Proxy Time Line: The proxies need to be mailed out by February 24th, 2015.

Lamar Evans: This item was tabled.

Work Session Monthly: This item was tabled.

Additional Maintenance Personnel: The Lake Manager presented a job description for a part-time grounds maintenance position.

**Motion:** A motion was made and properly seconded to accept the job description. During discussions there is consensus that the position will be available from April 1 until November 30 each year and that the position will be supervised by the Lake Manager who will also be responsible for any hourly adjustments as work load demands. The motion was accepted.

Nominating Committee Report: The Nominating Committee Chairman reported that the cut off for board nominations will be February 13, 2015 and the proxies will be mailed to the membership by February 24<sup>th</sup>. It was noted that the board must approve the nominees before they are submitted to the full membership. The Nominating Committee will submit the nominees to the board for an email vote after the February 13 deadline.

Lawn Mower Report: It was noted that the board has approved a \$5,000 expenditure for the purchase of a used lawn mower. The committee reported that the mower they found for that price was not acceptable. The committee did find another acceptable, used mower with a full one year factory warranty. The cost of the proposed mower is \$6,940 plus tax.

**Motion:** A motion was made and properly seconded to increase the used lawn mower appropriation by \$1,940 plus the amount necessary to cover all sales taxes. The motion was accepted.

Annual Meeting Letter and Proxy: The board reviewed the proposed annual meeting and proxy notice.

**Motion:** A motion was made and properly seconded to approve the annual meeting and proxy notice as reviewed. The motion was accepted.

Inspectors of Election: It was noted that Judy Kirkland, Cathy Riley and Faye Soulingy have been appointed as election inspectors.

Nominees for Audit Committee: It was noted that appointment of audit committee members is necessary.


**Motion:** A motion was made and properly seconded to appoint Keith Evans, Shelly Rivers and Guy Morgan as Audit Committee members. The motion was accepted.

Letter from Robert (Bob) & Robin Conley: It was noted that the adoption of the Adjoining Lots Policy and Permit addressed the concerns expressed in a letter recently received from the Conleys. This item can be removed from the agenda.

Flood Insurance Information Distribution: Liability concerns have been expressed regarding the association's office distributing flood insurance information to owners. There is consensus that the association should not be distributing this information and owners inquiring should be directed to the county's emergency operations center.

**Adjournment:** There being no further business or announcements a motion was made and properly seconded to adjourn the meeting. President Nobles then adjourned the meeting at 8:10 p.m.

Respectfully Submitted,

  
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Charlie Smith  
Secretary

Accepted,  
  
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Larry Nobles  
President