

**Lake Eddins Owners Association  
Board of Directors Meeting Minutes  
Monday April 4, 2016**

A meeting of the Lake Eddins Owners Association's Board of Directors was held at the association's office on April 4, 2016. Board members in attendance included Jerry Perkins, Charlie Smith, Terry Owen, Lynne Gaines, Peggy Smith, Rick Brooks, & Tim Watkins.

LIC Committee Chairman Greg Gaines & Lake Manager Phil Fuller were also in attendance.

A quorum being declared President Lynne Gaines called the Business Meeting to order @ 5:29 pm.

**Public Comments:** None

Acceptance of Special Meeting minutes held on February 18, 2016 - Charlie Smith

Acceptance of Organizational Meeting minutes held on March 15, 2016 - Charlie Smith

**Motion:** A motion was made and properly seconded to accept the minutes from the Special Meeting held on February 18, 2016 and the Organizational Meeting held on March 15, 2016. The motion carried.

**Committee Reports:**

Lake Improvement Committee (Greg Gaines):

Water clarity is 38".

Water temperature is 70 degrees. Based on water temperature: White Perch/Crappie have spawned, Bass are spawning now, Catfish will spawn at 76 degrees.

Total alkalinity last measured at 18.6 PPM

We have issued 551 boat decals.

After purchasing fish food for the feeders and a pistol for the raffle, we have \$2,323.38 in the LIC checking account.

We request the BOD approve adding 5,000 more F1 bass to the lake this winter. The preliminary cost estimate based on last year's quote from Scott Kirk at Southeast Pond Management is \$6,900.00.

Additionally, we need to set a "catch and release" limit on bass to protect the F1 bass until they reach maturity. This policy should stay in place for at least 3 years or until SEP Management says otherwise.

We request the BOD approve funding for the annual electroshock survey which should be scheduled for the first week in June. These results will determine whether or not we need to lime the lake this fall.

LIC Projects:

The fish stocking project is awaiting deeper research. Jerry Perkins III is heading up that research project.

We are requesting the BOD approve the following dates for two catfish rodeos:

The first rodeo will be 12, 13, and 14 May; that is a Thursday, Friday, and Saturday. Registration will begin on Thursday at 4:00 pm at the playground and final weigh in will be at 2:00 pm on Saturday at the playground.

The second rodeo will be 30 June, 1, 2, 3, and 4 July; that is Thursday, Friday, Saturday, Sunday, and Monday. Registration will begin on Thursday at 4:00 pm at the playground and final weigh in will be at 2:00 pm on Monday at the playground.

Office Report (Phil Fuller):

- Reported out on collections progress.
- Provided list of new residents.

Beautification Committee (Peggy Smith):

- We are beginning to get the front gate and the office area ready for Memorial Day, summer, and July 4th.
- The checking account balance is \$1,170.56.

Lake Manager (Phil Fuller):

- PM sewer pumps
- Burnt rubbish pile several times
- Bleed main water line several times
- Installed service pole at 496 le 1638
- Put cross at front gate
- Fertilized lake
- Patched potholes
- Changed chlorine regulator at well
- Worked on dirt roads and graded
- Repaired oil leak on mower
- Operated overflow valve several times
- Kept sewer pumps operating during rain event
- Set up fire hall for annual meeting
- Cut grass front gate, office, fire dept. & dam
- Unclogged culverts around lake
- Put fish food in 6 feeders ordered parts for 2
- Read water meters
- Replaced outside faucet at office
- PM water gate
- Checked water well & lagoon daily
- Answered 9 water and sewer calls

ARC (Phil Fuller):

- 9 Under construction
- 16 Not started

Security Committee (Phil Fuller):

- No incidents to report.
- Checking account balance \$ 3,874.67

Financial (Charlie Smith):

The checking account balance is \$30,398.71 (as of February 29, 2016).  
The checking account balance is \$43,644.86 (as of March 31, 2016).

The reserve fund savings account balance is \$75,162.05 (as of February 29, 2016).  
The reserve fund savings account balance is \$41,162.05 (as of March 31, 2016).

The Liming account balance is \$20,002.89 (as of February 29, 2016).  
The Liming account balance is \$22,002.89 (as of March 31, 2016).

**Motion:** A motion was made and properly seconded to accept the financial reports for February and March 2016. The motion carried.

**Old Business:**

- 1a. Discussed BOD approval for Wallace Eddins to use the Eddins LLC Office Building located at 38 LE 16382 as a church.

**Motion:** A motion was made and properly seconded to approve the use Eddins LLC Office Building located at 38 LE 16382 as a church.

- 1b. Discussed traffic control / gate security concerning the church located at 38 LE 16382.

Wallace Eddins was presented with four options to comply with traffic control / gate security for guests entering Lake Eddins to attend church services. Mr. Eddins has chosen option (B) "Use a marker identification method for all guest vehicles. It will be necessary to have a property owner or family member stationed at the access gate to open the access and place a marker on the vehicle and another person located at the intersection of LE 1638 and LE 16382, (Magnolia Road), to direct the guests to the church. This process can be reversed for guests leaving the church."

The signed agreement dated 4/4/2016 will be filed in the LEOA files.

**New Business:**

1. Board discussed approving catfish rodeos to be held on May 12th, 13th, & 14th 2016 and July 4th rodeo to be held starting June 30th, July 1st, 2nd, 3rd, 4th.

**Motion:** A motion was made and properly seconded to approve the May 2016 and the July 4th 2016 catfish rodeos. The motion carried.

2. Board discussed approving a "catch and release" limit on bass to protect the F1 bass until they reach maturity. This policy should stay in place for at least 3 years or until SEP Management says otherwise.

**Motion:** A motion was made and properly seconded to approve a "catch and release" limit on bass to protect the F1 bass until they reach maturity. This policy should stay in place for at least 2 years or until SEP Management says otherwise. The motion carried.

3. Discussed attending Water Board training on April 12, 2016 in Laurel, MS as required by state law. Phil Fuller will make arrangements for us to attend.
4. Discussed issues with the collection agency we are currently using.

**Motion:** A motion was made and properly seconded to evaluate the current collection agency and decide whether we need to seek another agency. The motion carried.

5. Discussed property owner's responsibilities as it pertains to sewer pumps in Phase II in the Lake Rules.

**Motion:** A motion was made and properly seconded to abolish references to Phase II and change the policy to reflect that all property owners will be treated the same with regard to sewer pump replacement. Motion Carried.

6. Discussed the need for a budget meeting to validate projects vs. budget. Agreed to meet and discuss projects vs. upcoming budget.
7. Discussed 2016 assessments.

**Motion:** A motion was made and properly seconded to increase 2016 annual assessments by \$10.00. The 2016 assessments will be **\$450.00** for 2016. Motion Carried.

### **Executive Session**

**Motion:** A motion was made and properly seconded to go into executive session @ 6:32 pm. Motion Carried.

**Motion:** A motion was made and properly seconded to adjourn executive session at 7:37 pm. 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 7:40 pm.

Respectfully Submitted,  
Charlie Smith Secretary / Treasurer