

**Lake Eddins Owners Association
Board of Directors Meeting Minutes
Monday September 12, 2016**

A meeting of the Lake Eddins Owners Association's Board of Directors was held at the association's office on September 12, 2016. Board members in attendance included Lynne Gaines, Jerry Perkins, Charlie Smith, Terry Owen, Peggy Smith, Rick Brooks, & Tim Watkins.

Lake Manager Phil Fuller was also in attendance.

A quorum being declared President Lynne Gaines called the meeting to order @ 5:25 pm.

Public Comments: None

Acceptance of Regular Meeting minutes held on August 1, 2016 - Charlie Smith

Motion: A motion was made and properly seconded to accept the minutes from the Regular Meeting held on August 1, 2016. The motion carried.

Committee Reports:

Lake Improvement Committee (Jay Perkins):

Water temperature is 87 degrees 09-11-16

Water clarity is 18-20" 09-11-16

We fertilized 08-02-16

Water alkalinity to be tested by Greg Gaines and Jerry Perkins

We have issued 581 boat decals as of 08-11-16

Lake assessment for marking channels:

08-10-16 - LIC members Greg Gaines, Jimmy Lowery and Jay Perkins along with LEOA board members Charlie Smith, Terry Owens, Jerry Perkins Jr. and Tim Watkins drove the lake from the south end to the north end observing where the main Pachuta creek channel comes through our lake. This was to help all of us to see what it will take to mark our lake so that it can be navigated from one end to the other. The LIC would like to say thank you to the LEOA BOD for taking the time to see what it is going to take to complete this task.

Safety Signs: Discuss and come up with correct terminology

Channel markers do not mean that boats can run safely between the buoys without risking hitting underwater stumps, standing timber or floating logs. All boats operate at your own risk. "Does this leave the lake with any liability??) LIC to discuss-maybe need to check with an attorney.

LIC would like to look into purchasing larger buoys that can be seen at a greater distance. We calculate 50 needed at this time. We have been donated the cable, clasp and tools to continue with this project.

LIC is entertaining the idea of raffling off a rifle for the upcoming deer season.

LIC has a balance of \$7,248.25 in our checking account.

LIC to discuss running lights both front and back being turned on while night fishing. The issue is do both lights need to be on if the motor is not running. Discuss at LIC meeting.

LIC is and will continue to monitor our lake. We have been checking boats at night and all boats have been in good standing with the lake rules. Our F1 Tiger bass are being caught and are 6" to 8" in length. All catch and release for BASS is working. Fishermen are reporting more bass being caught of all sizes. This is fantastic for our lake!!

LIC would like to ask permission of the possibility of having a controlled goose hunt. The geese have become a nuisance to property owners at Lake Eddins. We have (Greg Gaines) researched the hunting seasons for the state of Mississippi and November through January is legal. This would have to be a controlled hunt of course.

Office Report (Phil Fuller):

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

Beautification Committee (Peggy Smith):

- The entrance gate decorations were changed to reflect change in the seasons. Halloween, Thanksgiving, and Christmas decorations are in the planning stages.
- The checking account balance is \$1,180.56.

Lake Manager (Phil Fuller):

- Checked water well and lagoon daily.
- Worked on entrance gate cameras.
- Replaced cutoff valves on main water lines.
- Built new water wrenches.
- Fertilized lake.
- Washed pontoon.
- Repaired washouts near over flow discharge.
- Mowed row.
- Locked out some water meters.
- Installed new sewer at Adams.
- PM equipment.
- Worked on carburetor of LEOA pontoon.
- Opened overflow gate.
- Put new cable on automatic door of mower trailer.
- Assisted Southern Pine with power outage.
- Replaced board at entrance gate.
- Bleed water due to off colored water.
- Repaired four water leaks on main water line.
- Graded dirt roads.
- Read water meters.

ARC (Phil Fuller):

- (11) Still under construction.
- (9) Not started.

Security Committee (Phil Fuller):

- On August 21, 2016 at 5: 33 am an individual broke the board at the entrance gate, to gain entrance to lake property. I reviewed the tapes and identified the individual. I contacted the individual and the fine was paid.
- No other complaints.
- Checking account balance \$4,810.07

Financial (Charlie Smith):

- The checking account balance is \$139,905.30 (as of August 31, 2016)
- The reserve fund savings account balance is \$46,200.66 (as of July 31, 2016).
- The Liming account balance is \$32,008.51 (as of July 31, 2016).

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

Water Operator report - (Ricky Carlisle):

- Still some discoloration occurring. Plans to start sampling sewage lagoon.

Old Business:

1. Collection agency - Southern Financial in Hattiesburg has been selected. Phil Fuller will write up a collections policy letter and set an amount for delinquencies.
2. Engineer evaluating water control - Still working on recommendation.
3. Tax sales - Jason Mangum is working on it.
4. ROW status for water well road. Attorney needs survey to complete perpetual easement for ROW. Estimated cost for survey is \$1,500.00 - \$2,000.00. Phil Fuller will establish width and arrange for survey. BOD agreed to pay \$1,500.00 - \$2,000.00 for the survey.
5. Buoys - Discussed channel and boat lane marking project per LIC recommendation.

Motion: A motion was made and properly seconded to authorize Phil Fuller to procure buoys, concrete, and rebar for up to 50 buoys. The motion carried.

6. Stephon Mason Letter - Lynne Gaines will respond.
7. Overtime Law Change (Staff Employees) - Policy will be implemented before December 1, 2016.
8. Church Sign - A request from "The Lake Eddins Community Church" to put up a welcome sign was submitted to the BOD.

Motion: A motion was made and properly seconded to authorize a welcome sign utilizing the existing sign post located where the Lake Eddins, LLC sign was located. 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 6:35 pm.

Next Meeting: October 3, 2016 @ 5:30 PM.

Respectfully Submitted,
Charlie Smith Secretary / Treasurer