

**Lake Eddins Owners Association
Board of Directors
Regular Meeting October 6, 2014**

No members signed up to address the BOD.

Business Meeting:

President Larry Nobles called the business meeting to order @ 6:30 PM

Board members present were, Jerry Perkins, Charlie Smith, Lee Dennis, Terry Owen, Lynne Gaines and Tommy Godwin. The Lake Manager, Phil Fuller was also in attendance.

Acceptance of Minutes:

Motion was made and properly seconded to accept September 8, 2014 Regular Meeting minutes,
Motion carried.

Committee Reports:

Architectural Review Committee - Phil Fuller

- 20 active building permits open.

Lake Supervisor's Report - Phil Fuller

Work Completed in September:

- Responded & Repaired (12) sewer problems around the lake.
- Patched potholes on LE 1638.
- Removed rubbish from side of 1638 going to dam.
- PM track hoe and tractor.
- Dismantled old barge and removed from lake.
- Bush hogged @ water well.
- Graded dirt roads.
- Inspected and greased water gates.
- Removed rotted ropes from spillway and boat ramp.
- Located and marked sewer line @ 1250 LE 1638.
- Removed old LEOA boat from property owner's trailer.
- Trimmed hedges @ LEOA office.
- Put crusher rock on 16388A.
- Sprayed Hyacinth in lake.
- Read water meters.
- Painted centerlines on LE 1638.
- Cleaned air filters on aerators at lagoon.

Lake Improvement Committee - Greg Gaines/Jimmy Lowery

- **See (Attachment 1)**

Security Committee - Tommy Godwin

- Still having problems with people letting unauthorized people in the gate and not escorting them to their property.
- BOD requested current roster of active security members.
- Phones not working good enough, poor reception.
- Discussed the importance of incident reports for all occurrences.
- Tommy, Phil and Greg agreed to meet to develop fines policy.

Financial Status Review - Charlie Smith

- Checking Account Balance - \$148,996.53 (as of 09/30/14)
- Savings Account Balance - \$58,025.86 (as of 09/30/14)

Ongoing Business:

- Discussed Gate Access Policy - Tabled until November BOD meeting.
- Rummage Sale - Not approved by vote in September, 2014 BOD meeting.
- Boat Decal - Discussed one association member refusing to allow LEOA boat decal to be placed on his boat. Tabled until we get fines in place.
- Employee Vacation/Sick Pay Policy
- Lawn Mower Bids - Motion was made and properly seconded to authorize Lake Manager to spend \$10,775.00 plus tax to purchase a SKAG Z-turn mower. **Motion Carried**
- Discussed need for penalties / fines schedule for violations. Greg Gaines developed a draft for fishing & boating related violations for LIC & BOD review. Terry Owen, Tommy Godwin, & Charlie Smith will review existing fine schedule for Security/Trespassing, CCR, ARC, & Lake Rule violations and develop a draft for review by BOD.
- Discussed need for documentation of incidents i.e. Incident Reports & Spreadsheets to determine scope of problems and provide a measurement of success. Phil Fuller, Tommy Godwin, Charlie Smith, Jimmy Lowery, & Greg Gaines will develop a process for review by BOD.

New Business:

- Lake Level Control - Motion was made and properly seconded to amend the policy to authorize the Lake Manager to control the lake level. Operation of the bottom gate must be approved by the BOD. **Motion Carried**
- Committees - Motion was made and properly seconded for committee chairmen to be appointed by the BOD in March each year. The chairman will appoint members. **Motion Carried**
- Guidelines for spraying lake Greg Gaines & Phil Fuller will develop a policy.
- Water School for Lake Manager - BOD agreed for Phil Fuller to check into scheduling and cost of attending school in February 2015.

Motion was made and properly seconded to go into Executive Session. **Motion Carried**
Entered Executive Session @ 9:15 PM

Motion was made and properly seconded to adjourn Executive Session. **Motion carried.**
Adjourned Executive Session @ 9:50 PM

Next Regular Meeting Scheduled for November 3, 2014 6:30 PM

Motion was made and properly seconded to adjourn Business Meeting. **Motion Carried.**
Adjourned Business Meeting @ 9:51 PM

Minutes Prepared By:
Charlie Smith
Sec. / Treas.

Attachment 1

Lake Improvement Committee Report

BOD Meeting October 6, 2014

We canceled the last fertilization and will save the fertilizer for the first round next year.

Water clarity has been 36" all month.

Water temperature is less than 70 degrees.

Total alkalinity last measured at 20.7 PPM

Boat decals issued is 390.

Status of lake management survey: We will be doing a mail out later this month.

Status of buoy project: we will be setting out do it yourself buoys this month. We found buoys for \$17.00 each and with the additional hardware required we can get by with \$28.00 each.

We have fish limit signs being delivered.

We have \$1,890.00 in the checking account.

Projects: None scheduled.