

**Lake Eddins Owners Association
Board of Directors
Regular Meeting October 7, 2013**

The meeting was called to order at 6:30 pm by President Larry Nobles and opened with prayer by Keith Davis.

Board members present were Keith Davis, Charlie Smith, Terry Owen & Tommy Godwin. Lake Manager Mac McClintchen was also present. There were 28 LEOA members present.

Member Comments

Jim Riley - Commented on speed bumps a stated speed bumps were stupid.

Vickie McKee - Questioned whether business cards & magnetic signs were acceptable. Reported ditch, culvert and driveway next to her house were being damaged by heavy trucks and trailers.

Review of Minutes for September BOD meetings - Charlie Smith

- Minutes of September 3, 2013 Regular Meeting were read
- Minutes of September 17, 2013 Special Meeting were read

Financial Status Review - Charlie Smith

Checking Account Balance - \$138,899.24 (as of 09/30/2013)

Reserve Fund Savings Account Balance - \$50,978.18 (as of 09/30/2013)

Committee Reports

Security Chief Report - Randle McCraw

- Truck broke down and eventually was moved.
- Door at house at 1570 was found open and security closed it.
- Investigation of missing Rhino being handled elsewhere.
- Randle encouraged BOD and VFD to work together
- Randle announced his retirement as Security Chief

Lake Manager's Report - Mac McClintchen

- Speed bumps installed at Cody Woodrick, Carl Williams, and Lee Dennis's.
- Received three bids for Sewage Lagoon Aerators.
- Ordered 15 gallons of paint for yellow centerline at Chathom's Hill.
- Discussed Stainless Steel guard for standpipe.
- Discussed pier to access standpipe.
- Discussed upcoming DEQ compliance test for sewage

Architectural Review Committee - Mac McClintchen

- Conducted property inspections to 1648.
- Sent out 8 Letters to property owners for non-completions & unsightly properties.
- ARC changes will be on website.
- 26 active building permits.

Good Samaritan Fund Committee - Keith Davis

- Committee Members - Keith Davis, Sandra Busby, Diane Dennis, Kathy Riley & Harry Suddith.
- Donation was made to lady who was sick and financially strapped.
- \$20.00 left in fund.
- Encouraged people to donate. Judy will collect donations at LEOA office.
- Ronny Walters suggested possibility of write-in line on water bills for donations.

Financial Committee - Charlie Smith

- Committee Members - Charlie Smith & Ralph Gorenflo
- Gathering financial information to create a budget and spending forecast.
- Plan to evaluate HOA software.

Lake Improvement Committee - Greg Gaines

- Vision Statement - Our Vision is to make Lake Eddins the premier fishing community in the Southeast United States.
- Mission Statement - Our mission is to promote, protect, and preserve the Lake Eddins Community and its resources to enhance property value, improve fishing, and ensure future access to a quality way of life.

Objectives

- Educate lake residents on fishing rules, limits and fish management.
- Monitor lake usage including adherence to fish limits.
- Monitor pond management decisions, actions, and results.
- Research and report findings concerning alternative pond management options.

Status

- We have kicked off the lake usage monitoring program.
- We will issuing boat decals before the end of the month.
- We are actively monitoring the water clarity/bloom levels.
- We will report detailed information at the next board meeting.

Adjourned regular session @ 7:15 PM

BOD went into Executive Session @ 8:15 pm

Approval of Minutes:

A motion was made and properly seconded to approve the minutes from the September 3, 2013 Regular Meeting and the September 17, 2013 Special Meeting. Motion was accepted.

Ongoing Business & Project Status:

Lake Improvement Committee - Greg Gaines discussed liming / alkalinity issue - Ongoing

Lake Manager Position - Ongoing

Security Committee - Tommy Godwin - Ongoing

Speed Bumps - BOD will consider petition and Robert Breeland letter. Move bumps to requested locations and consider future requests. Discussed posts to prevent drive-arounds.

Sewage Lagoon Aeration System - Motion was made & properly seconded to approve the purchase of a new aeration system, (\$25,000) for sewage lagoon from Low bidder, C&H Systems LLC . Motion was accepted.

Lake Eddins Access - Motion was made & properly seconded to approve deactivation of guest cards by December 31, 2013 . Motion was accepted.

Fishing & Boating - Motion was made & properly seconded to approve LEOA Boat Decal Program effective Jan 1st, 2014. Motion was accepted.

Lake Rules Changes - Motion was made & properly seconded to approve Lake Rules as amended to include deactivation of guest cards and LEOA Boat Decals. Motion was accepted.

Discussed Title project Roads, Dam, Spillway, etc.- Ongoing

Past Due Assessments - Ongoing

Gate Access Card Transaction Report for September - Secretary will review

New Lawn Mower - Postponed until March 2014.

Tommy Cannon Raise - Motion was made and properly seconded for pay increase of \$96.15 per week effective next pay period. Motion was accepted

BOD Adjourned Executive session @ 10:34 PM

**Minutes Prepared by
Charlie Smith Sec/Treas**