

**Lake Eddins Owners Association  
Board of Directors Meeting Minutes  
Monday November 7, 2016**

A meeting of the Lake Eddins Owners Association's Board of Directors was held at the association's office on November 7, 2016. Board members in attendance included Lynne Gaines, Jerry Perkins, Charlie Smith, Terry Owen, Rick Brooks & Peggy Smith.

Lake Manager Phil Fuller was also in attendance.

A quorum being declared President Lynne Gaines called the meeting to order @ 5:30 pm.

**Public Comments:**

Mr. Charlie Chatham addressed the Board and expressed his concerns that the lake was no longer a good fishing lake. He recommended levying a special assessment to fund draining the lake and restocking it. He was asked to provide the BOD a detailed plan with timeline and costs.

Acceptance of Regular Meeting minutes held on October 3, 2016 - Charlie Smith

**Motion:** A motion was made and properly seconded to accept the minutes from the Regular Meeting held on October 3, 2016 with minor change. The motion carried.

**Committee Reports:**

Lake Improvement Committee (Jay Perkins):

- Water Temperature is 67-69 degrees 11-06-16
- Water Clarity is 22-30" 11-06-16
- Last fertilize was 08-02-16
- We have issued 590 boat decals 11-06-16
- Channel markers - We are checking on a source on the Gulf Coast and will report our findings.
- Safety signs are in.
- Checking balance is \$6,807.30
- Discuss Homeowners Bass Tournament—example of entry form

Office Report (Phil Fuller):

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

Beautification Committee (Peggy Smith):

The Beautification Committee met and planned for the next four months. The front gate and office areas are decked out for fall and Halloween. In addition, work days have been scheduled through January 2017.

Lake Manager (Phil Fuller):

- Checked water well and lagoon daily.
- Read water meters.
- Cut & weed eat row.
- Tested water meter at Tommy Lloyds.
- Fixed water leak on main line at 16286.
- Put milling on dirt part of 1638.
- Replaced pumps in main lift station.
- Located lines for property owners.
- Rodded lines at Eddie Greens.
- Repaired tail gate of 2003 Chevy.
- Repaired flat on mower.
- Had new set of tires put on 2003 Chevy.
- Repaired water leak at Oak Hills.
- Repaired main water line leak at Shumocks.
- Repaired main water line leak at east boat ramp.
- Had dam road repaired and sealed.
- Answered seven water calls and three sewer calls.

ARC (Phil Fuller):

- (10) Under construction
- (11) Not started

Security Committee (Phil Fuller):

- No written complaints given this month.
- Checking account balance \$4,820.07

Financial (Charlie Smith):

- The checking account balance is \$113,162.86 (as of October 31, 2016)
- The reserve fund savings account balance is \$48,218.00 (as of October 31, 2016).
- The Liming account balance is \$36,012.48 (as of October 31, 2016).

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

Water Operator report - (Ricky Carlisle):

- Sewage lagoon samples will be collected November 16, 2016.

**Business Meeting called to order @ 6:15 pm.**

1. Status on engineer evaluating water control (spillway) - Hydraulic analysis complete and currently evaluating model. Will provide options when complete.
2. Tax sales status / Jason Mangum - We will send a letter to Best Properties concerning assessments owed. Phil Fuller is investigating.

3. ROW status / Ricky Ruffin - Should have more info by December 2016 meeting.
4. Buoys - LIC planning to move forward.
5. Water Rates - Pending further BOD discussion.
6. Roads - Phil Fuller reported that road work completed on 8/10 mile of dirt portion of 1638 was completed under budget. Original approval was for \$45k and work was completed for approximately \$29k plus packer rental charges. Board agreed to open a savings account for future road work.

**Motion:** Board agreed to purchase a leveler to maintain roads with some of the savings and open a road savings account to deposit the remainder of the savings. In addition, when the liming account reaches \$40k, we will direct \$2k per month to the road account.

Charlie Smith and Phil Fuller will open a savings account at Great Southern Bank. The account will be opened as "Lake Eddins Road Account" with Charles P. Smith and Phillip D. Fuller on the signature card. **Motion carried.**

7. Road Notification Letter - Discussed and decided to continue having new owners sign it.
8. Budget - Ongoing.
9. Common areas - Discussed personal trailers, vehicles etc. being left on common areas.

**Executive Session:**

**Motion:** A motion was made and properly seconded to go into executive session at 8:00 pm. The motion carried.

**Motion:** A motion was made and properly seconded to adjourn executive session at 8:09 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 8:10 pm.

Next Meeting: December 5, 2016 @ 5:30 PM.

Respectfully Submitted,  
Charlie Smith Secretary / Treasurer