

Lake Eddins Owners Association Board of Directors Meeting Minutes Monday, December 7, 2015

A meeting of the Lake Eddins Owners Association's Board of Directors was held at the association's office on December 7, 2015. Board members in attendance included Jerry Perkins, Charlie Smith, Terry Owen, Lynne Gaines, Peggy Smith, Tommy Godwin, and President Larry Nobles. LIC Committee Chairman Greg Gaines, Lake Manager Phil Fuller, and Board Attorney Grant Bennett were also in attendance.

A quorum being declared President Larry Nobles called the meeting to order @ 6:25 pm.

Public Comments: None

Acceptance of November 2, 2015 Regular Meeting Minutes

Motion: A motion was made and properly seconded to accept the minutes from the November 2, 2015 regular meeting. The motion carried.

Committee Reports:

Lake Improvement Committee (Greg Gaines):

- Water clarity is 34".
- Water temperature is 60 degrees f.
- Total alkalinity last measured at 25.2 PPM
- We have issued 512 boat decals.
- We have \$3,378.38 in the LIC checking account.

LIC Projects:

We conducted an informal survey of property owners and have had a good response so far. Fifty responses show overwhelming support for the Board and the LIC. We will publish the results after the January 1st deadline for submitting the surveys.

Jerry Perkins III presented a plan to conduct a study to determine the feasibility of us raising our own fingerlings for restocking the lake. The board agreed for the study to go forward. Jerry will provide periodic updates on findings.

Beautification Committee (Peggy Smith):

- Members of the committee have begun to decorate for Christmas.
- The checking account balance is \$1,170.56.

Security Committee (Phil Fuller):

- Security no complaints reported this month.
- Checking account balance \$3964.67.

Lake Manager (Phil Fuller):

- Checked water well and lagoon daily
 - Installed water and sewer at Howards
 - Opened and closed water gate
 - Graded dirt roads after rains
 - Changed out water meters at Gorenflo, Pippin and Stricker
 - Replaced sewer pump and controls at Adams
 - Replaced sewer pump and controls at Forrest
 - Built wrench for sewer and water taps
 - Cleaned around shop
 - PM tractor and hoe
 - Picked up trash around lake
 - Bled air off sewer lines
 - Tested water flow at 35 LE 16386
 - Cut and hauled limbs around ROW of lake roads
 - Located sewer line on 16388
 - Fixed diesel leak on track hoe
 - Took aerator # 1 to repair shop
 - Located sewer line at Welch's
 - Monitored water level at spillway
 - Unstopped lagoon overflow due to excessive rain
 - Winterized water well
 - Read water meters
 - Burnt and buried rubbish pile at barn
 - Checked all Christmas lights
 - Installed DEAD END sign at 163813
 - Repaired several sink holes at culverts
 - Dug up stumps on dirt part of 1638
 - We answered 5 water and sewer calls
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- Talked with Richard Davis at Terral insurance company about increasing of our liability insurance coverage. He said they would not increase our coverage at this time. If they did our premium would almost triple. If we can go two years without a claim we can get three million for what we are getting one million for now.
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- We had our yearly water inspection with the State Health Department. Inspection went fine everything was in order. We passed inspection. We asked the inspector about the water board members. She stated that the governing board that is elected by the association is the board that is to govern the water. All BOD members that are elected to serve on the 2016-2017 board are required to attend an 8 hr. board training course.

ARC (Phil Fuller):

- ARC Report 13 Under construction 12 Not started

Office Report (Judy Kirkland):

- Reported out on collections progress.
- Provided list of new residents.
- Provided a sheet with number of gate access card issued by category.

Welcome Packet (Vicky McKee)

- Vicky has visited with several new property owners and the welcome packet is being well received.

Financial (Charlie Smith):

The checking account balance is \$72,865.97 as of November 30, 2015.

The reserve fund savings account balance is \$97,133.54 as of November 30, 2015.

The Liming account balance is \$14,001.17 as of November 30, 2015.

Motion: A motion was made and properly seconded to accept the financial report. The motion carried.

New Business / Old Business:

- Discussed building a pole barn next to the maintenance barn to keep our equipment out of the weather and a suitable place to clean & service our equipment and vehicles. Phil obtained a more acceptable bid for the pole barn and presented it to the board. (\$9862.00)

- Discussed approval of funding to stock F1 bass in early 2016.

Motion: A motion was made and properly seconded to approve funding of \$4,875.00 plus \$600.00 to add 2500 6-inch F1 bass to the lake. The motion carried.

- Discussed employee Christmas bonus.

Motion: A motion was made and properly seconded to approve a Christmas bonus for LEOA employees of \$250.00. The motion carried.

- Discussed cleanup of Robert Thornton property. We will continue to try and locate him to send a registered letter. Another option will be to post a notice in the newspaper.

- Discussed meeting on November 11, 2015 with LEOA accountants.

- Discussed Nominating Committee. Charlie Smith - Chairman, Peggy Smith - Member, Vicky McKee - Member, Guy Morgan - Member.

Executive Session

Motion: A motion was made and properly seconded to go into executive session at 7:00 p.m. The motion carried.

Motion: A motion was made and properly seconded to adjourn executive session at 8:15 p.m. The motion carried.

- Board reviewed invoices for board attorney fees.

Motion: A motion was made and properly seconded to approve payment of board attorney fees for 2014 & 2015 of \$36,864.90. The motion carried.

- Discussed transfer of funds from savings to checking.

Motion: A motion was made and properly seconded to approve a transfer of \$25,000.00 from savings to checking account. The motion carried.

- Discussed salary increase for Lake Manager.

Motion: A motion was made and properly seconded to approve a weekly pay increase of \$77.00 per week effective January 2, 2016 for the Lake Manager. The motion carried.

Next Regular Meeting - January 4, 2016

Adjournment: There being no further business or announcements a motion was made and properly seconded to adjourn the meeting. President Larry Nobles then adjourned the meeting at 8:50 p.m.

Respectfully Submitted,
Charlie Smith Secretary / Treasurer