

**Lake Eddins Owners Association
Board of Directors
Regular Meeting December 8, 2014**

Public Meeting:

President Larry Nobles convened the public Meeting @ 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.

Public Comments:

- Larry Blankenship - Larry offered to purchase a firearm to be raffled with the proceeds going to the Security Committee. Motion passed @ November meeting. Larry also suggested conducting a monthly Bingo fund raiser to raise revenue.
- Peggy Smith - Peggy gave BOD an update on Christmas decorations.
- Comments were made concerning mattresses and furniture that were thrown on and around dumpsters on west side.

Business Meeting:

President Larry Nobles called the business meeting to order @ 6:45 PM

Acceptance of Minutes:

Motion was made and properly seconded to accept November 3, 2014 Regular Meeting minutes with minor corrections. **Motion carried.**

Committee Reports:

Architectural Review Committee - Phil Fuller

- 20 active building permits open.

Lake Supervisor's Report - Phil Fuller

Work Completed in November:

- Installed silt fence on dam.
- Spread dirt on slope at east dumpsters.
- Hauled dirt and leveled on right of way of 1638.
- Cut grass and bush hogged on right of way of 1638.
- Repaired water line that was cut going to Chad's store.
- Worked on front gate.
- Weed eat on 1638.
- Removed fallen tree and graded road on 16387.
- Performed PM and checked anti-freeze in all LEOA equipment.
- Winterized water and sewer lines.
- Took annual sewer samples.
- Locked water meters at 1468 LE 1638 and 53 LE 163810A.
- Installed sewer service at 61 LE 163810A.
- Replaced ground wire on water well pump.

- Bled water lines on east side.
- Inspected water lines in wooded areas.
- Located water and sewer lines for TEC.
- Read water meters.
- Checked for water leak at 344 1638.
- Cleaned air filters on aerator pumps at sewage lagoon.
- Corrected 5 sewer problems at various locations around the lake.

Lake Improvement Committee - Greg Gaines

- **See (Attachment 1)**

Security Committee - Tommy Godwin

- Nightly security rounds continuing.
- Several incidents this month concerning gate access issues, tailgating & letting people in etc.
- Incident of unauthorized dumping at dumpster area.

Financial Status Review - Charlie Smith

- Checking Account Balance - \$126,299.85 (as of 11/30/14)
- Savings Account Balance - \$61,042.46 (as of 11/30/14)

Ongoing Business:

- Fines Policy - Tabled until Jan. meeting. All board members asked to come to Jan meeting with edits to policy.
- Cell phone provider change - Lake Manager is taking care of switching over to C-Spire. Security Committee Chairman said no need for security phones at this time.
- Update on collections of past due assessments - Collections are beginning to come in. Will have breakdown of amounts for January meeting.
- Lake Improvement Committee 2015 Bass Tournaments - 1st tournament scheduled for April 18th, 2015 (daytime tournament) and 2nd tournament scheduled for September 19, 2015. (night tournament)

New Business:

- 2015 Budget - Will start putting budget together asap
- Security Chief Job Description
- Business cards in LEOA office - Will have Judy make a list and post.
- Discussed installing a flagpole at front gate. Lake Manager will research and provide BOD with options and costs.
- Discussed the Lake Management survey generated by the Lake Improvement Committee.

Motion was made and properly seconded to go into Executive Session. **Motion Carried Entered Executive Session @ 7:45 PM**

Motion was made and properly seconded to adjourn Executive Session. **Motion carried. Adjourned Executive Session @ 8:30 PM**

- Employee Christmas Bonus - Motion was made and properly seconded to approve \$250.00 Christmas bonus. - **Motion Carried**

- Lake Manager Salary - Motion was made and properly seconded to increase Lake Manager's salary \$77.00 per week starting January 1, 2015. **Motion Carried**
- Maintenance Employee Salary - Motion was made and properly seconded to increase Tommy Cannon's salary \$57.00 per week starting January 1, 2015. **Motion Carried**
- **Next Regular Meeting Scheduled for January 5, 2015 6:30 PM**

Motion was made and properly seconded to adjourn Business Meeting. **Motion Carried.**
Adjourned Business Meeting @ 9:07 PM

Minutes Prepared By:
Charlie Smith
Sec. / Treas.

Attachment I

Lake Improvement Committee Report

BOD Meeting December 8, 2014

Water clarity has been 24" to 35" all month.

Water temperature is less than 56 degrees.

Total alkalinity last measured at 24.6 PPM

Boat decals issued is 405.

Status of buoy project: we will be setting out do it yourself buoys this month.

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

Projects:

2 bass fishing tournaments next year, 2015. The dates have been approved by the board of directors. We will start planning during the January 18, 2015 committee meeting.