

Lake Eddins Owners Association  
April Board Of Directors Meeting  
Monday, April 6, 2020

The Board of Directors (BOD) for the Lake Eddins Owners Association (LEOA) met in regular session at 6:00 pm on the above date at the association office. Members in attendance were Vickie McKee, President, Davey Dewitt, Vice President, Shelley Rivers, Secretary/Treasurer (by phone), Jay Perkins, Flo Fagan, David Coney and James Skidmore. Phil Fuller, Lake Manager, was also in attendance.

Call to Order: The regular meeting of the BOD for the LEOA was called to order by Pres. Vickie McKee at 6:01 pm where the following business was transacted.

Prayer: The regular meeting of the BOD for the LEOA was opened in prayer by Vickie McKee.

Visitors/Guests: \*\*Guests were asked to stay home unless they had signed up to speak in light of the current Covid-19 pandemic.\*\*

Public comments:

**James Allen (from the written report-not in person):** Asked is our sewer lagoon at 75% of its capacity? Skidmore will find out its capacity and is not sure where that number came from. Mr. Allen also asked if the lagoon ever met capacity, would septic tanks be allowed for new construction. Lake Rules state - No septic tanks will be allowed. The State will not allow a septic tank if there is a sewer system present. Skidmore will find out capacity and get a response to Mr. Allen

Minutes: Motion by Skidmore and seconded by Perkins to accept and approve the February 2020 minutes, Annual Meeting minutes 2020, and Organizational meeting 2020 minutes, with one amendment to the Organizational minutes. They were amended to say the budget would be discussed and begun, not set in April. Motion carried.

Finances: Motion by Perkins and seconded by Dewitt/Fagan to accept and approve the February 2020 and March 2020 financial reports. All members reviewed the Statements (which were emailed out prior to the meeting) and the motion carried.

Accounts

Checking Account Balance = \$179,718.64 (as of 02/29/20)  
W/S Contingency Account Balance = \$111,612.53 (as of 02/29/20)

Checking Account Balance = \$173,489.01 (as of 03/31/20)  
W/S Contingency Account Balance = \$115,180.03 (as of 03/31/20)

## **Business Meeting:**

**Complaint:** Signed by Shannon and Lynne Buster, but written and signed by Hal and Vickie Andrews. Decided to table until next month. Skidmore moved, Perkins 2nd, motioned carried.

**Complaint:** Written and signed by Mr. and Mrs. Bolling about a specific piece of property. The board will follow the policy in place for these issues and send a certified letter.

### **Miss State Dept. of Agricultural Economics Report**

The report examines the rate structure of the LEOA water system in comparison to other systems from around the state. Upon reading the report, the board is pleased with our ranking and where we stand compared to other water associations in our state.

\*\*The report is attached to the minutes for the membership to read.\*

### **Department of Environmental Quality (DEQ)**

The engineer came to inspect the dam. Although no written report has yet been received, the inspector's words were our dam is "immaculate". Once the written report is received, we will make it available to the membership.

**Fertilizing:** The lake was fertilized March 30th and will be fertilized again around April 22nd.

### **Three month expense projection**

Approximate amounts due in the next 3 months:

- D&O renewal = \$12,020.00
- Auto Insurance = \$3,634.00
- Worker's Comp = \$8,816.00
- Fertilize for lake = \$11,250.00

### **Budget**

Need to know:

- Normal, recurring costs
- Normal, recurring income
- Surprises to plan for

Coney will focus on creating the basis of a budget for May

**Community Meetings:** The board wants our members/neighbors/property owners to understand that any meeting hosted by a community member is not sanctioned by the LEOA BOD. Information shared there may be incomplete or incorrect.

### **Open Books Review**

As demanded by Wayne Guy, Jay Chapman, Ron Bean, Jan Michaels, Carol Blankenship, and Robert BreeInd, the LEOA made available and delivered the requested

materials to the lawyer representing them on February 7, 2020. At this point in time, no response from anyone in this group, their spokesman, or their attorney has been received. This request has cost our association (so far - it's possible some attorney fees have not yet been billed):

- Paper/ink - \$200 (5,000 copies @ 4 cents a copy)
- Mileage - \$25 (delivery of copies to the attorney)
- Phil (salary 4 hours) - \$86.40
- Judy (salary 24 hours) - \$388.80
- Judy (overtime 14 hours) - \$340.20
- Flo (salary 27 hours) - \$270.00
- Legal expenses (SO FAR) - \$1,200.00
- **TOTAL EXPENSE (so far) - \$2,510.40** (approximately)

**Fire Department Quarterly Report:** No first quarter report received. We will address the first quarter along with the second quarter if both reports are received on time.

**Spillway:** The Engineering Plus company sent the requested Opinion of Probable Cost on concreting the spillway area. The total approximate cost would be \$139,424.00.

**Assessments:** Our assessments are currently set at \$500 a year. The board discussed if there was a need to raise the assessments. Assessment letters will be mailed out in April. Perkins made a motion to keep the assessments at their current amount. Skidmore seconded, all voted in favor

**Cross:** The cost for live flowers to "Flower" the cross for Easter Sunday morning is around \$150. Rivers made a motion to pay for the flowers, Dewitt seconded, all voted in favor

**SBA Assistance:** There is a special SBA assistance program available due to the Covid-19 pandemic. A CPA was consulted. If it is used to pay the employees and no one is laid off, the loan turns into a grant and does not have to be repaid. The CPA advised this would be a smart option for us. If something happened and a portion of the money had to be paid back, it would only be at 1% interest and over a two year period. The chances of having to pay anything back seem very slim. Perkins made a motion to apply, Fagan seconded, all voted in favor.

Adjourn:

Having no further business on the table, James Skidmore made a motion to adjourn at 7:16. Perkins seconded. Motion carried. The next meeting will be held on Monday, May 4, 2020, at 6 pm.

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LEOA Board President, Vickie McKee  
Approved by me this 6th day of April 2020

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I, Shelley Rivers, LEOA Secretary, do hereby certify this a true and correct copy of the minutes of the meeting duly held on April 6, 2020.





January 23, 2020

Mr. James Skidmore, Operator  
Lake Eddins Owners Association

Mr. Skidmore,

As per your request on January 21, 2020, I have examined the rate structure of the Lake Eddins Owners Association (LEOA) water system with regard to the responses obtained from the rate survey of water systems across the state found in the Mississippi State University Extension Service Publication P2803. Below are the results of that examination.

As reported in the publication, 168 water system organizations responded to the survey. While not all systems answered each question, there is a sufficient number of responses from which the LEOA's water system board can make some firm decisions.

**All Systems**

- For the cost of 10,000 gallons of water, the Lake Eddins Owners Association ranked 113<sup>th</sup> of the 152 systems (ranked from low to high) that provided information
- When prorating the Lake Eddins Owners Association's base minimum rate (\$22.50 for 3,000 gallons of water) to 2,000 gallons (the industry standard), the Lake Eddins Owners Association ranked 48<sup>th</sup> out of the 145 systems (ranked from low to high) that provided information
- The Lake Eddins Owners Association's flow rate (\$5.00 per 1,000 gallon block) ranked 106<sup>th</sup> out of 152 systems (ranked from low to high) that provided information

**Class D Systems**

- For the cost of 10,000 gallons of water, the Lake Eddins Owners Association ranked 74<sup>th</sup> of the 94 class D systems (ranked from low to high) that provided information
- When prorating the Lake Eddins Owners Association's base minimum rate (\$22.50 for 3,000 gallons of water) to 2,000 gallons (the industry standard), the Lake Eddins Owners Association ranked 33<sup>rd</sup> out of the 88 class D systems (ranked from low to high) that provided information
- The Lake Eddins Owners Association's flow rate (\$5.00 per 1,000 gallon block) ranked 75<sup>th</sup> out of 94 class D systems (ranked from low to high) that provided information

I hope that this letter contains the information that you were seeking. If not, please don't hesitate to contact me. Also, if there is any other way in which I can be of service, please do not hesitate to let me know.

Sincerely,

Alan Barefield  
Extension Professor  
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## OPINION OF PROBABLE COST

### PROPOSED IMPROVEMENTS AND REPAIR TO LAKE EDDINS EMERGENCY SPILLWAY CHANNEL JASPER COUNTY, MISSISSIPPI March 13, 2020

DESCRIPTION	QUANTITY	UNIT OF MEASURE	UNIT PRICE	TOTAL
Mobilization	1	L.S.	\$1,500.00	\$ 1,500
Grading (Repair Eroded Areas of Channel)	1	L.S.	\$6,000.00	\$ 6,000
200# Stone Rip-Rap (Channel Checks)	1,028	Tons	\$80.00	\$ 82,240
Concrete Grouted 200# Stone Rip-Rap (Channel)	385	Tons	\$96.00	\$ 36,960
Agricultural Limestone	2.0	Acres	\$262.00	\$ 524
Topsoil (6" Thick)	2.0	Acres	\$2,600.00	\$ 5,200
Grassing	2.0	Acres	\$3,000.00	\$ 6,000
Erosion Control	1	L.S.	\$1,000.00	\$ 1,000
Subtotal:				\$ 139,424

\*This probable cost estimate is intended for budgeting purposes only

