

INDIAN LAKE CLUB, INC. – Indian Lake Estates

Board of Directors Meeting

February 21, 2015

The Meeting was held by teleconference and was called to order at 8:03 a.m.

Presiding: Michael Gould, President

Attending by Teleconference: Dick Hennig, Vice President, John McClung, Everett Bedenbaugh, John Pappas, Jeannette Lee, Treasurer, Barbara Pence, Secretary

President's Report: The President advised that other than security issues, all is quiet.

Community: There were no representatives from the community

Minutes – December 6, 2014. Michael made a motion to approve the minutes, Dick seconded, and the minutes were approved.

Secretary's Report:

1. Barbara reported that several residents had expressed concern over recent break-ins.

Committee Reports

Water:

2. Dick reported the pipe repair at the Harris driveway had been completed, gravel has been spread. We will pave a 4X4 section of his driveway in the spring.
3. Two boxes at Indian Lake Road were damaged by a vehicle. Carl Johnson will repair; Dick will put up a 4X4 post to prevent future damage.

Roads:

4. Everett thanked Dick for the effort he put into obtaining a contractor for snow removal as it was a considerable challenge to find someone.
5. Some residents advised that not all roads had been plowed or salted. Weather was a factor in being able to complete some of the scraping. Dick talked to the contractor who apologized for not getting back in. Dick will follow up if needed.
6. Everett will discuss request for funds for 2015 paving under New Business.

Lakes and Dams:

7. John Pappas advised the grading of the access road to the dam is complete and it looks great. We were given a 5% discount by Whitmire because of the length of time it took to complete the project.
8. We still do not have approval from DENR to do dam repairs. John will follow up with them; DENR advised they have hired a second engineer which may help speed up the approval.
9. John advised that we are still looking for another bid on the concrete work.
10. John worked with Jerry Hollar and Fred Markert to lower the lake. It was discovered that the valve was very difficult to work with and hard to stabilize which creates a bit of a concern. John advised the experience of working with the valve was helpful. Everett suggested Fred Peterson might be a resource as he is familiar with the valve. John advised that he will also work with the engineer, Ed Medlock, when he is on site. John advised that it will not take very long for the concrete work to be complete.
11. John is working on the EAP. DENR has required submission of a complicated 80 page word document which John is attempting to complete.
12. DENR has also asked we have an engineer of record for the dam, Ed Medlock agreed to be that engineer. John will follow up.

Architectural

13. Plans to build a dock were submitted to the Architectural Control Committee by Bobby Richardson; Aleta Tisdale, chairman of the committee, examined the plans and they were approved..

Beautification

14. John McClung reported for Anne that there had been no activity in the Beautification Committee

Financials

15. Jeannette advised we have collected over \$43K of assessments. Statements are being prepared for all members with open balances reminding them of handling charge and interest charges. The due date for 2015 assessment is 3/1/2015. At that time interest and handling charges will begin to accrue for current past due balances.
16. January expenses have been light. Loan payments due 2/1/2015 were sent out the end of January. That liability will be paid off this year.
17. The 2015 Budget did not include the work to the dam or grading of the access road. Michael suggested we revise the budget to show what we did not spend in 2014 and move it to 2015. Everett agreed. Jeannette will make a journal entry to reflect the move of \$61K for dams and \$45K for infrastructure including roads.

Unfinished Business

Annual Contract Updates

18. Robb Bennett's contract for road maintenance was approved.
19. Snow Contract is \$125/hour plus salt.

Website Development

20. Everett advised the website is up and running; the URL is the same, indianlakeclubinc.com. There have been some minor glitches, but the vast majority of the site is working correctly. Michael advised the new website looks great. Until Everett is trained in mid-March, the website developer, Liz Polfus will handle the updates
21. Over the next few months, Everett will request each of the Board Members to do a detailed review of sections pertaining to their specific responsibilities to be sure all information on the site is up to date.
22. Jeannette suggested we set up a tab on the website where dates of the Board Meetings and other important calendar events can be posted. Everett agreed.

Green Foreclosure

23. Michael advised that a Proof of Claim was filed on February 11, 2015 with the Bankruptcy Court in the amount of \$24,198.00 on the Laura Green property
24. We have filed as a secure creditor as we have a lien on the property
25. We will continue to accrue charges as Everett suggested that creditors sometimes only get a percentage of the claim.
26. Jeannette will continue to follow up with other property owners with large debts.

Conveyance of Right of Way to Rose Cook

27. In order to make Lot 7, Section 1 buildable, Rose Cook contacted the Board in November to ask to have the Club deed some of the road right-of-way. This would make her lot large enough to accommodate a house and septic system within the 50 foot required distance from the lake. The Board agreed to grant this variance at a special teleconference on November 20, 2014.

28. However, now Michael advised that our covenants do not allow the Board to grant a right of way variance to an element of property without 80% of the membership voting in favor of the variance.
29. The Board discussed the wording of a ballot to be presented to the community to obtain this approval. John Pappas advised he would contact Bill Gifford for legal advice.
30. Michael will communicate our efforts to Rose Cook.

New Business

Security Measures

31. The Board agreed that a Security Gate at the entrance was not a good option.
32. After considerable discussion, the Board decided to investigate the possibility of the placement of several security cameras in the community with appropriate signage.
33. Everett agreed to look into cameras and costs and Jeannette agreed to procure signs.
34. In the meantime, full-time residents will remain vigilant.

Request from Road Committee for Funding

35. Everett asked for approval of \$45K for paving roads in Spring 2015.
36. Jeannette suggested we not commit all of our reserves until we know what the dam repairs will cost. We will not be able to get that information until we have approval from DENR to proceed.
37. Everett advised that paving should commence in the Spring as we need get on the schedule of the paving company, and try to complete work before summer residents arrive.
38. Michael suggested we commit \$30K . Everett made a motion to have the Board approve \$30K, Dick seconded, the motion passed.
39. John Pappas advised he would appeal to DENR to move along the approval of our plan given our time constraints.

Next Meeting will be April 18, 2015.

40. There being no further business, Dick made a motion to adjourn, Everett seconded. The meeting was adjourned at 9:30 a.m.