

INDIAN LAKE CLUB, Inc., - Indian Lake Estates
Board of Directors Meeting
August 5, 2017

The Meeting was called to order at 8:05 a.m.

Presiding: John McClung, President

Attending: John Pappas, Michael Gould, Barbara Pence, Secretary

By Teleconference: Dick Hennig, Vice President, Melba Hernandez, and Everett Bedenbaugh

Absent: Jeannette Lee

President's Report: John reported issues regarding aggression from a resident's dogs and after several notifications and no response; John has reported the issue to Animal Control. John also mentioned the crowds expected for the August 21 solar eclipse could cause congestion on the roads.

Minutes – June 10, 2017 Board Meeting: the minutes were moved to acceptance by Michael Gould, seconded by Dick Hennig; the minutes were accepted.

Secretary's Report: Barbara reported request from a resident for documents in preparation of selling their lot, but no decision had been made.

Treasurer's Report:

1. Jeannette sent in a report stating that Funds received through July total \$103,016 vs. anticipated \$119,473 to budget. This includes funds received in 2016 for 2017 assessments.
2. Current AR stands at \$18,600 including Timis but removing Burrell/Green. This includes \$121 in prepaid assessments for 2018.
3. Currently we have 10 unproductive properties and two members in arrears by 1.5 years. One recently made a payment while Intent to Lien letter may be needed to prompt payment from the other member.
4. Cash on hand as of July is \$217,922. Expenses are in line with the exception of roadside maintenance. Due to vendor changes we will incur approximately \$20,000 in additional charges but a significant portion of the funds will be offset by other allocated expenses coming in under budget.
5. We have not received the final bill for installation of the new tank at the waterfront park; it is expected to be \$15,000.
6. Michael recommended the Letter of Intent to Lien be sent to the resident in arrears. The Board agreed, John will follow up with Jeannette.

Community Speaks: None.

Committee Reports: Water

7. Dick reported the waterfront tank installation is completed and painted, however at the time the inside of the well house was not painted. Tank did have to be drained again and inside of the well house painted. Additional cost will probably be around \$300. Expense may be deducted from future invoice payments.
8. Dick reported a leak on Toxaway Trail. Water was shut off; leak appeared to be on the resident's property. The realtor handling the property will contact a plumber.
9. Water testing has been done at five homes in July; checking for lead and copper. Residents will be notified if there is any problem.

Roads

10. Everett advised that our new roadside maintenance contractor, Yardscape Plus LLC has been operating for several months now with extremely positive reaction from our residents. Alex and his crew are very responsive to requests and conduct themselves very professionally. John McClung also advised he has had compliments from several residents as well. It also looks like their bid for the near future will be the same as this year.

11. Everett advised he will be inspecting the right of way for trees which need to be removed in September. He will also look into securing the reflectors to the guardrail with screws as the tape is not holding. The Board discussed possibility of glue or liquid nails as another option.
12. **Paving** – Everett was pleased the Budget Committee conditionally approved \$50,000 for paving next year which should allow for paving of approximately 60% of the roads that remain to be paved.
13. The Board agreed the roads and maintenance look good, but if dam repairs are put off to 2019, we will be able to proceed with paving. John Pappas questioned the strategy of having an operational model of \$50,000 a year to keep the roads in shape as it is a continual process.
14. Everett will follow up with paving company to see what costs would be going forward to keep up roads. He feels \$85,000 would do about 95% of roads needing work, including side roads as the main roads are in pretty good shape.

Website

15. Everett advised financial reports, ACR checklist, President's newsletter and sales and rental properties have all been updated on the website. The Board thanked Everett for his work on the website.

Lakes and Dams

16. **Lakes** – John Pappas reported that we have recently stocked the lakes with 750 Blue Gill fingerlings. Fish population looks strong in both lakes. He thanked Jerry Hollar for his help in stocking the lake. Bream and Bass are being caught.
17. We are seeing algae blooms, spraying will be done by the end of August by Mountain Lake and Pond.
18. **Critters** – Most issues have been resolved. Andy Mull will work with Jerry Hollar to investigate possible snapping turtle in the area.
19. John also advised Alex Ingle has sprayed the Construction Road to the dam with herbicide to keep that road clear. We will expect an invoice of approximately \$300.

Dam Repairs

20. John reported that DEQ is communicating; we have a new contact person, Shane Cook who has advised that our project will be up next to review. John will follow up with Medlock to be sure they have the correct paperwork.
21. If approved, we will have approximately 12 months to begin the repairs; possibly in 2019.
22. John advised the quote for Eurotech filling of the seams and cracks in the spillway went up 15%, which is about \$160,000. John is still trying to find a concrete contractor. Foster Lake and Pond in Raleigh have responded and will give him some budget figures soon.
23. There are four pieces to the repair; the concrete apron across the front, the Eurotech filling, the piping, and installation of syphons to lower the lake. John will be around to monitor.
24. John McClung and John Pappas mentioned that we have had a lot of people enjoying our lakes this summer. There is some concern of a few dead fish; he suggested we monitor to be sure it does not increase. Melba asked if we had plans to pressure wash the dock as it is very slippery; The Board agreed we need to take care of it and John McClung will follow up.

Architectural Control

25. Michael advised a homeowner is modifying his deck and porches; he has submitted pictures to the AC and they approved the modification. Another homeowner has constructed a structure on their property; they will complete an application to be approved by the committee.

Beautification Committee:

26. The July 4 celebration was held at the waterfront park with a record 47 residents in attendance.
27. We tested holding the weekly gatherings on Friday vs Wednesday; a vote was taken and only 1 1/2 households voted for Friday. Gatherings will continue on Wednesdays beginning August 2.
28. Our Labor Day gathering will be held on September 3, at 5:00 pm.
29. Barbara complimented Anne on the front entrance; John advised that with minimal maintenance the plants are looking very good.
30. John will check with Anne on her budget to see if she can cover pressure washing on the dock.

Old Business: Receivables;

31. **Timis:** John McClung advised the foreclosure is proceeding; it is in the hands of the attorney and John expects to hear from him in the next week. It should be wrapped up in the next month or two. Jeannette questioned the procedure of attorney fees. An appraisal will be made before the house goes to auction. Our attorney will answer the questions we have.
32. Discussion was held regarding the disposition of the property. The Board will notify the community when the auction is scheduled in the event anyone wants to bid on the house. The condition of the house is unknown.

New Business

33. **2018 Budget** was presented to the Board; Michael moved to approve the Budget; John Pappas seconded. The Budget was approved and will be sent to the community with the Annual Meeting documents. Everett questioned if the assessments would remain the same. He was advised that they will remain the same for the next year.
34. **Canoe Rack:** John McClung advised we have one empty slot; it was decided to notify the community by email that the slot is available and if anyone is interested, to have them submit their name and the disposition will be determined by a lottery.
35. Discussion was held regarding the usage of the racks and it was decided to bring up future regulations for the canoe racks. The subject will be brought up to the community at the Annual Meeting. Melba questioned renewing the usage of the racks every year. John McClung advised other communities charge a minimal annual fee.

Committee Chairs: Current committee chairs will continue.

Annual Meeting –

36. **Annual Meeting - September 9, 10:00 am.** The meeting will be held at the Firehouse and will be hosted by Beautification Committee; The Board meeting will follow. Barbara will send out Annual Meeting Documents next week.
37. **Ballots** - We will need volunteers to count the ballots. John will follow up.
38. **Newsletter** – John will send out in August.

There being no further business, the meeting was adjourned.

Next meeting – September 10, 2017

