

**INDIAN LAKE CLUB, Inc., - Indian Lake Estates
Board of Directors Meeting
February 11, 2017**

The Meeting was called to order at 8:00 a.m.

Presiding: John McClung, President

Attending: Dick Hennig, Vice President, Michael Gould

By Teleconference: John Pappas, Jeannette Lee, Treasurer, Barbara Pence, Secretary, Melba Hernandez

President's Report: John did not have any news to report, but suggested we start with the Treasurer's report.

Treasurer's Report:

1. Jeannette advised that January financials have been completed. She is continuing to work within Quick Books to set up a completely new company. January financials were run from the old version as the time needed to set up new records was greater than anticipated. This change was recommended by our CPA at Goldsmith, Molis and Gray.
2. 2016 Financials were sent to CPA, taxes for the association are due March 15.
3. Interest charges have been issued, statements will be sent to all members who have not paid reminding them of the March 1 due date.
4. In setting up 2017 assessment, Jeannette staggered the due dates to more align with the policies we have for interest and due dates for multiple properties. This was done to be able to use QuickBooks to calculate the interest charges rather than to do them manually. AR will reflect this throughout the year as AR is reported by due date.
5. Current cash balance (as of the end of January) is approximately \$171,724. As previously stated, the new water tank has been paid for and is netted out of the above figure. Approximately \$37,000 has been received towards the 2017 assessment.
6. \$625 was billed in January for December 2016 roadside maintenance. This was paid in January.
7. John Pappas offered to help Jeannette in the work of the conversion to QuickBooks.
8. Jeannette discussed the complications of the new system, suggesting it might take until 2018 until this will be complete.

Minutes: A motion was made by Michael to approve the Minutes of the December 17, 2016 Board Meeting. Dick Hennig seconded; the minutes were approved.

Secretary's Report:

9. Barbara advised that Kathy and Hale Campbell of Bradenton, Florida purchased the home owned by Jeff Allen on Indian Lake Road. She also advised that we have been contacted regarding some of our lots for sale, but there has been no follow up.

Committee Reports:

WATER:

10. Dick reported that the new tank has been received and is being stored at Toxaway Marina. Hopefully installation will begin in the next month or two.
11. There was a compressor problem at the Lake well; a new compressor was installed two days ago.

ROADS:

12. Everett sent in a report advising that Myers Mowing and Lawn Care Inc. will be our roadside maintenance contractor for 2017. He will return the signed contract soon. No payments will be made until the contract is received.
13. Buddy Owens is handling snow removal for the 2016/2017 season, The contract is signed and the community is pleased with his work.

LAKES & DAMS

14. John advised the lakes and dams look good; the treatment for algae and grass is showing a visible effect on the grass bordering the lake and in front of the spillway. He also advised that the grass carp have been added to the lake (10 in Rainbow and 15 in Indian Lake). Dams are cut and well maintained.
15. There has been no news from DEQ regarding dam repairs. He asked if there were any concerns, there were none.

ARCHITECTURAL CONTROL

16. Michael reported no new issues, no requests for permits for changes to existing lots.
17. Jeannette reported she had received a request from a property owner asking to put up a chain link fence in their back yard to contain their dogs. The fence would be minimally visible from the front of the property. Dick made a motion to approve. The Board approved the fence. Jeannette will contact the property owner.

BEAUTIFICATION

18. Anne has no news to report. Spring cleanups will be planned as spring arrives.

Old Business

Pump Update – This was previously discussed under the Water report.

Receivables

19. Timis – Michael reported that after conferring with Bill Gifford, we are not in a position based on the covenants and regulations to clear his lot for him and bill him for it. We do not have that authority. The only leverage we have is foreclosure. Jeannette advised she had put a note on their most recent statement asking them to call us to avoid foreclosure. The Board discussed. It was decided we would give him them until the first of March to respond. If there is no response by that date, we will proceed with notice to foreclose.
20. Jeannette also discussed Ruddy who has not responded since making one payment in the last 45 days. Jeannette or John will attempt to contact him in person in March.

New Business

21. Discussion was held regarding current property sales and inquiries. Melba suggested that we send out an email to the community reminding them of properties for sale and reminding property owners that they can list their property on our website and reminding them to check the website. Barbara will draft an email for Board approval.
22. Dick discussed the current road situation, cleanup needed, trimming and culvert cleanup. Dick advised that Everett would follow up with Meyers.
23. Dick also discussed the installation of water meters; Everett advised he would check on cost of the valves which would be \$500-\$600 plus installation. This would narrow down the time involved in searching for water leaks. Jeanette agreed this would be a good move as we spent \$1300 in 2016 searching for water leaks. Dick will follow up with Everett.

Next Meeting April 22, 2017

There being no further business, a motion to adjourn was made by Michael and seconded by Dick. The meeting was adjourned.