

INDIAN LAKE CLUB, INC. – Indian Lake Estates

Board of Directors Meeting February 20, 2016

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

Presiding: Michael Gould

Attending: John Pappas, John McClung,

By Teleconference: Dick Hennig, Vice President, Jeannette Lee, Treasurer, Barbara Pence, Secretary
Melba Hernandez

Community: Everett Bedenbaugh representing Roads Committee

President's Report: The President advised he would discuss topics under Receivables and Old Business; he reported that we have not had any security issues this winter and that it has been quiet except for the storm

Minutes – December 5, 2015. John McClung made a motion to approve the minutes, John Pappas seconded; the minutes were approved.

Secretary's Report: Barbara did not have any news to report

Treasurer's Report:

1. Cash flow is doing fine; Jeannette advised expenses were higher in January due to the washout on Indian Lake Road (\$10,918) and snowplowing (\$2600). The last payment was made for the asphalt loans (\$284).
2. 2016 Assessments received so far are around \$40,000. Four members have not paid for 2015; Jeannette will follow up. Kathy Godwin has paid her past assessments in full. Interest and handling charges and impact fees collected total \$1200.
3. Jeannette will work with the CPA to set up taxes for 2015; she will report if there are any problems.
4. Jeannette advised she would discuss Melin lien during New Business.
5. March 1 is the due date for 2016 assessments; those figures will be available in April.
6. Jeannette advised that delivery of invoices via email is proving to be problematic as we are not always informed of new email addresses. Michael suggested mailing invoices snail mail as a matter of course; the Board discussed costs. The Board voted to mail the invoices in addition to email.
7. Jeannette discussed the Water Bills with Dick, noting there was a spike in recent bills. Dick advised he would check on the cause when he returned next week; it could be electrical use at the Toxaway Well because of some valve issues.
8. Michael questioned year end overages particularly on road/dam maintenance; he asked Jeannette to look at this year's budget to be sure we have budgeted enough in those categories. She advised that for 2017 we should consider increasing road and water categories.
9. 2015 income was \$27,000 ahead of budget because of collecting bad debts, impact fees, and interest/handling charges.
10. Michael suggested Committee Chairmen look at their budgets to make sure they are sufficient for this year.
11. Roadside maintenance bills are shown in 2016 numbers even though they were 2015 expenses.
12. Jeannette suggested we separate road improvement and road repair into different categories; Michael agreed. Culvert repairs will be discussed under the Roads Report

Water

13. Dick reported pump house insulating and fascia board repairs at have been done. Weather has prevented his meeting with painting contractors to repaint the wells.
14. There was a leak at the Beaver Dam, a valve was repaired and an air compressor on the lake well went out in February; it has been repaired.

Roads: Road Washout

15. A sixty foot length of the culvert under Indian Lake Road was replaced during the rain deluge in December costing \$10,917. The cause was normal wear and tear. Dick Hennig was thanked for his help in overseeing the repairs. Resurfacing will be completed when weather permits (approximately 2-3 weeks) Everett had two bids and awarded the contract to Pisgah Asphalt at \$2775. Heavier stone will be added to the sides of the road, and dirt where needed. A telephone line was disturbed during the repair. The telephone company will come back to put it under ground. Dick will follow up when he returns.

Snow Removal

16. Everett thanked Dick Hennig for his efforts in securing a contractor, Buddy Owen. The 16 inch snowfall was a challenge to his equipment. Cost so far has been \$2,606. During the last light snow, the contractor checked the roads and felt they were safe for traveling.

Roadside Maintenance

17. Two bids were received; the bid from Myers Mowing and Lawn Care was \$5K less than Carolina Irrigation, so the contract was awarded to Myers. As Myers is a new contractor, Everett asked that any concerns the community has with Myers be brought to Everett's attention.

Guardrail Replacement

18. Everett advised there was only one local company, Asheville Fence Guardrail Contracting. They submitted two bids for 585 linear feet of rail; one for wooden rail (cost \$26,325) and the other for a brown steel guard rail (cost \$22,230). The road committee agreed they liked the look of the wooden fence, but the cost was \$4k more. The Board discussed the necessity of replacing it for safety purposes. Michael advised that this would have to be taken out of the Roads budget as there is no budget for the replacement. It was agreed the steel guard rail would be chosen.
19. The Board discussed the need for road repair in 2016; and the fact that most of the roads are in pretty good shape with the exception of few small areas. Michael stated that the cost of paving was significant so once the pavers were here, we should make sure any necessary repaving is completed at that time. Everett will look at the roads to see what repairs are needed and will get an estimate on costs for the repaving the few critical areas.
20. Jeannette felt that if we put \$61K towards the dam, plus the reserve of \$100K, we would still have enough cash set aside to do the guardrails and the dam if NCDENR comes through.
21. John Pappas suggested he might visit DENR to see if he could get an idea of their timetable so we could make our plans.
22. John Pappas questioned maintenance of the guardrail going forward; Everett will follow up.
23. John Pappas made a motion to go ahead with the guardrail; Jeannette seconded. The motion passed. Michael signed the contract; Everett will make arrangements with Asheville Fence.

Tree Removal

24. John McClung questioned if ILC would be removing dead tree in front of John Timis home. Everett advised we would not as it was not a threat to our roads.

Culverts

25. Michael questioned the integrity of the culvert on Indian Lake. Michael and John discussed whether it would be prudent to have that culvert scoped. Everett agreed. John Pappas will investigate.

Road Repair

26. John Pappas questioned if some of the smaller, less travelled roads, would be paved. The Board agreed these are to be looked into, but until the Dam is addressed, we should not spend those dollars.
27. Everett will make a prioritized list of what we would like to have paved, and we can bid it out and the Board can decide what can be completed.

Pathkiller Road

28. Everett questioned maintenance requirements expected for Pathkiller Road. The Board advised it would be maintained as in the past and cleaned of debris for travel. John McClung mentioned erosion at the drain off Cherokee Road at Pathkiller .

Lakes and Dams

29. John Pappas will investigate the Culvert on Indian Lake as to its integrity.
30. John also mentioned that this is the time of year we should alert residents to report any new unwanted critters (river otters, beavers, groundhogs) that are taking up residence in and around lakes and dams. John will draft a notice for the Secretary to send to the community to help us keep abreast of these conditions.
31. John Pappas advised he has contacted Mountain Lake and Pond who will come out in April to assess the health of the lakes and determine the best course of treatment for 2016 if algae return to the lakes.
32. John McClung mentioned that residents have noticed snapping turtles in the lake which attack baby ducks. The Board discussed options, but did not have a solution. It was suggested DENR might be questioned as to what could be done.

Architectural Control

33. John McClung stated a resident was interested in putting up a stone wall to replace a wooden wall which is rotting. Michael advised the resident should show a plan to the Architectural Control Committee before proceeding.

Beautification

34. John McClung reported for Anne that during the holiday season, one of the bells decorating the front entrance was stolen.
35. Park work will begin the week of February 22. Kenneth Myers had some health issues preventing him from starting sooner.
36. Anne met with local landscaper Debbie Good in December and January to come up with a plan to rework both sides of the entrance to ILE. The proposal included new plants and relocation of existing plants. The changes would require minimal maintenance over the years. Her committee unanimously approved the plan.
37. Total cost for the Entrance improvement would be \$880. Annual budget and donation to Beautification Committee would be short \$204. The Board voted and agreed that Beautification Committee be allowed to use money from the Park budget to cover these costs, allowing them to still have their \$400 budget to work with for the year.
38. Jeannette requested Anne try to come up with a cost for the supplies at the community parties.
39. Everett mentioned the electrical boxes at the front entrance are very low and dirt should not be allowed to cover them. John McClung advised he would ask Haywood Electric to come out to locate any electrical lines before the work is done.

A motion was made to adopt the committee reports by John McClung, and seconded by John Pappas, the committee reports were adopted.

Old Business:

Pump House

40. Dick advised repairs are completed, fascia board was painted and bids will be received for painting the tanks. Michael advised it was a job well done/

Cooper Property transfer of title.

41. Michael has spoken with the attorney; it is pending and he should hear something shortly. The property will be put up for sale after we have possession.

New Business:

Receivables

42. Kathy Godwin has paid past assessments in full, including attorney fees of \$360.
43. The Board discussed ILE paying attorney fees for liens and filing fees for liens. ILE does have a budget for legal fees which has been adequate over the last several years.
44. A motion was made to give any resident credit on legal fees if their delinquent assessment is paid in full. The motion was seconded and the motion passed. Jeannette will advise Kathy Godwin of the upcoming credit to her account. The attorney is working on releasing the lien on the Godwin property.
45. Melin delinquency is \$9K. Last payment received was in 2009. Jeannette recommended we foreclose on this property. Attorney fees would be \$360 for lien filing and \$330 for foreclosure filing. If we could sell the property we could recover our debt and fees and make the property productive.
46. John McClung moved to foreclose, Barbara seconded. The motion carried. Michael asked Jeannette to work with the attorney to proceed.

Replacing Tank at Waterfront Pump House

47. Jeannette questioned possible costs of replacing the tank and the life left in the tank. Dick advised the tank has passed inspections, but will check with Aubrey as to the life expectancy and cost to replace in the future if necessary. He will get back to the Board.

Dick asked Michael to notify the firehouse of future meetings, Jeannette will make their contribution in April when she returns.

Next Meeting – April 30, 2016

There being no further business Jeannette moved to adjourn, Melba seconded; the meeting was adjourned