

**INDIAN LAKE CLUB, INC. – Indian Lake Estates
Board of Directors Meeting
December 5, 2015**

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

Presiding: Michael Gould, President

Attending: John Pappas, Dick Hennig, Vice President John McClung,

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

President's Report: The President advised he had no news to report.

Minutes: The minutes of the October 24, 2015 meeting were adopted.

Secretary's Report: The Secretary advised that she had been approached by a resident regarding trash left at their driveway. Although unfortunate, the Board agreed this was probably an isolated incident and discussed that it could be possible the trash fell from a truck picking up trash.

Community Speaks: There was no representative from the Community

Committee Reports:

Treasurer:

1. Jeannette reported that current available funds are \$206,700 as of Nov. 30, 2015.
2. Of this amount, approximately \$2900 has been received for 2016 assessments.
3. Expenses for November are \$1612. Overages are in line as previously reported.
4. Income on a YTD basis is at 112% because of interest, handling charges and unanticipated impact fees paid by members.
5. Overages on expenses are for the following categories; Office, General Maintenance, Beautification, Roadside Maintenance, Dam Maintenance, Roads, Dams and Emergency and Asphalt Loans.
6. Jeannette advised she will provide monetary amounts in January. There is nothing new that has not been discussed previously.
7. Accounts receivable are under \$10,000 with six members who have not yet paid for their 2015 assessments. Invoices with additional interest charges have been sent to them in November.
8. Assessments for 2016 were mailed/mailed in mid-November

Water:

9. Dick informed the Board that Coy Jones was working on the pump houses; insulation and fascia board repairs are being made. A bid of \$750 had been approved.
10. There have been no leaks reported, no serious problems.

Roads:

11. **Bids for Roadside Maintenance and Snow Removal.** Everett advised that bid sheets had been sent to four potential contractors: Myers Mowing and Lawn Care, Inc., Mike Miller of Pisgah Asphalt, Randall Galloway and Robb Bennett.
12. Robb Bennett of Blue Ridge Irrigation and Lawn Care was the only bid returned as of 10 December, 2015. A summary of the bid follows:
 - a. Roadside Mowing and Trimming \$5000
 - b. Spring Clean-up \$30/man hour
 - c. Fall Clean-up \$4200 plus \$50 load to remove leaves and debris

- d. Rainbow Dam \$240 cutting
 - e. Indian Lake Dam \$480 cutting
 - f. Area around Canoe Racks \$30/cutting
 - g. Community Park leaf removal in November \$100
13. Everett suggested that if the contract is accepted by the Board the following charges should not be charged against the Road Maintenance Account.
 - a. Dam maintenance for Rainbow and Indian Lake dams should be charged against the Dam account.
 - b. Maintenance of the canoe rack and leaf removal from the Community Park should be charged to Beautification Committee account.
 14. John McClung , reporting for Anne, stated the Community Park maintenance was a large percentage of the Beautification Committee Budget. The Board agreed to increase the Beautification Committee Budget to absorb these costs.
 15. Barbara advised she had sent out reminder letters and emails to all bidders on December 1, 2015.
 16. Barbara advised than an email response was received from Mike Miller of Pisgah Asphalt stating he would not be interested in bidding at this time as he had not taken the time to look at the projects.
 17. Michael will work with Everett to follow up with Galloway and Myers. Barbara will advise if any response is received from either by mail or email.
 18. **Snow Removal**; no bids have been received. Barbara has sent out follow up letters to Mike Jones and Buddy Owen. Dick will call Buddy Owen who handled last year's contract.
 19. **Dead Tree Removal.** Everett stated a contract was assigned to Owen and Roberson to remove six dead or leaning trees for \$1500. An invoice has not been received. Michael advised this was preventative maintenance before winter.
 20. Location of trees that were removed:
 - a. At access road to Indian Lake Dam
 - b. Cherokee Circle across the street from Pipkins
 - c. Junction of Indian Lake Road and Hiwassee
 - d. On Toxaway Trail near Pappas
 - e. Indian Lake Road below Hennig
 - f. Indian Lake Road after Hollar
 21. **Guard Rails.** Everett advised that Asheville Fence has been contacted. A representative will be at Indian Lake Estates on December 10 to inspect our requirements and submit a bid.

Lakes and Dams

22. **Indian Lake Spillway Report:** John Pappas advised he has emailed Bill Denton and Roger King of DENR on December 3, again asking them to approve the repair plans for the spillway. Still no news on the approval.
23. **Algae on Rainbow Lake.:** Algae has been reported by a resident on Rainbow Lake. We are engaging the lake maintenance company who treated the algae in Rainbow Lake last year and will have them out to assess and treat the algae. At that time we will see if they have a maintenance program for regular treatment of Rainbow Lake. We will also communicate with the resident describing our remediation for the algae.

- 24. Ed Medlock Invoice:** The engineer, Ed Medlock has an outstanding invoice for \$1767.00 and we have asked for an explanation of the invoice before we pay it. We are waiting to hear back from him. We are holding payment until we receive an explanation.

Architectural Control: John McClung advised there was nothing new to report
Beautification

- 25.** Anne sent in a report advising that the Beautification Committee agreed to accept an offer from the Hollars; a fire pit for the park. The fire pit is currently wrapped in a plastic bag and stored at the horseshoe pit at ILE waterfront park for the winter.
- 26.** On November 14, Michael Gould, Fred Peterson, John McClung, Don Hair and Anne McClung met with the two bidders for the work on ILE waterfront park. It was decided at the conclusion of the meeting that we would proceed with Kenneth Myers. The work will begin after January 1, 2016 and conclude no later than March 31, 2016. Fred Peterson was able to secure the aluminum needed for the handrail at a fraction of the cost.
- 27.** On November 23, 2015, the front entry was cleared of leaves by John McClung in preparation of holiday decorations.
- 28.** On November 24, 2015, the benches were picked up and stored at the Noyes home and picnic tables at the park were prepared for the winter by John McClung and his son, Don Hair and Brian Gorman.
- 29.** The entrance of ILE was decorated for the Christmas Season on Saturday November 28, 2015, by Joyce Bedenbaugh, her sister, Jan Gorman, Linda Hair and Anne McClung.

Website:

- 30.** Everett advised the Website has had 2133 pages viewed by 537 users over the past 90 days. Updated reports include the President's November Newsletter, Current Budget reports, Updated Membership roster, Updated Architectural Control Regulations, Board Meeting Minutes, and Christmas Gathering Invitation.
- 31.** The renewal notice on the Club's license for our domain of \$83.88 is due by December 10. Everett will pay and submit invoice for reimbursement.

A motion was made to adopt the Committee Reports and the motion passed.

Unfinished Business

- 32. Disposition of Cooper Property:** Michael advised he had been unable to contact Cooper but he was able to reach Cooper's attorney and received a survey of the property. The Board discussed the disposition of the property and authorized Michael to contact our attorney to determine the next steps.

New Business

- 33. Pathkiller Road:** John McClung advised he had been approached by the Bruces who own property at the end of Pathkiller Road. The Bruces would like to begin paying a minimal assessment and become more a part of the community. The Board discussed maintenance of Pathkiller road and liabilities which would incur if it was impassable. It was decided Michael would consult with counsel to determine our obligation in this matter before determination of an assessment amount would be decided.

34. Storage Tank on Black Property; Michael questioned our access to this storage tank and whether there was an easement to this tank and what would happen if the property sold. Michael will check with Frank Campbell on the history of this situation.

35. Accounts Receivable: Jeannette reviewed Accounts Receivable of \$9700 and backlog of non-payments of 2015 assessments. Jeannette has sent repeated invoices to these residents, but nothing has been received. Michael advised that the liens on property have to be re-filed every three years. He will again consult counsel as to how to proceed on accounts in serious arrears to preserve our rights to collect.

There being no further business, the meeting was adjourned at 8:45 a.m.

Next Meeting will be February 20, 2016