

INDIAN LAKE CLUB, Inc., - Indian Lake Estates
Board of Directors Meeting
April 22, 2017

The Meeting was called to order at 8:03 a.m.

Presiding: John McClung, President

Attending: John Pappas, Michael Gould

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

President's Report: John reported we have two properties selling; Frederick Glass and Diane Budziak of Lake Shores, Florida, purchased Lot10, Section 6, at Rainbows End, and Dick and Joanne Revie are in the process of selling their home; the closing will be at the end of the month. All else is well, winter was mild and spring is here.

Minutes – February 11, 2017 Board Meeting: the minutes were moved to acceptance by Michael Gould, seconded by Jeannette Lee; the minutes were accepted.

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

Treasurer's Report:

1. Jeannette reported our current cash balance is \$216, 197. There has been no income or invoices received to date. AR is \$25,026; statements and invoices with interest and handling charges were sent out to those with past due balances. Invoices for assessments due 6/1/2017 will be sent out in May.
2. Jeannette has been working with residents who have outstanding balances; she is making headway, but it was discussed that if there is an 18 month delinquency, we should send out letters threatening liens. This will be looked at in three cases if no payments are received in the near future.
3. All information has been sent to our attorney, Doug Campen on the Timis property. We have had no contact from Timis; foreclosure will proceed in early May.
4. To date we have received 70% of assessments anticipated for 2017.
5. Expenses are under control with a slight overage for legal filing. \$31,000 has been paid for the new water tank; we will be billed an additional \$10-\$15K for remaining parts and labor.
6. The Budget Committee needs to be formed. John will help Jeannette find others to be on the committee. Jeannette requested all committee chairs submit financial needs for 2018. It is anticipated significant paving will need to be done in 2018.
7. Jeannette advised additional water testing will be required in 2018 of approximately \$3000. She will work with A&D for an estimate of costs
8. Taxes for 2016 have been filed.

Community Speaks:

9. John addressed a letter from a resident regarding the use of guns in Indian Lake Estates. The resident experienced loud shooting within vicinity of his home on a Friday Evening. The resident approached the neighbor who was facilitating the shooting and asked for it to cease. The resident stated he did not feel shooting should be allowed in a residential community unless in self-defense. He asked John to have the Board look into the guidelines for shooting in Indian Lake Estates. The resident also questioned community members shooting on a property adjacent property to ILE.
10. The Board discussed the legality of residential shooting; John stated the Sheriff advised that shooting is legal as long as it is being done safely and into a berm.
11. Michael advised that although he agreed with the resident's position, unfortunately there is no restriction on discharge of a weapon in the covenants; this act falls under our nuisance clause. We cannot legally ban residential shooting, nor does ILE have any jurisdiction over property not owned by the Association.

12. After considerable discussion the Board suggested the President address the issue of guns in his next newsletter; discussing safety, courtesy, time of day and consideration of the size of lots in proximity to neighbors and notification to neighbors.
13. John Pappas suggested that there are covenants, but there are also regulations; we could check to see if there can be any regulations regarding guns; he will check with Bill Gifford and report back to the Board.
14. Jeannette and John also mentioned that often guns are used to eliminate snakes and critters around the lake.
15. John advised he would contact the resident to report the Board's decision.
16. John also advised he would contact the neighbor who did the shooting to report the Board's discussion.
17. The Board agreed that people in the community should feel they are safe.

Committee Reports: Water

18. Dick reported the new tank at the lake well was installed two weeks ago, the inside of the well house was gutted, and a new panel box and lights have been installed. New stainless fittings will be added in the next week.
19. Dick advised the contractor will replace the roof and paint the tank.
20. The tank will be inspected and should be operational within the next week or two.
21. He advised we have been operating off the Toxaway well with very few problems and good pressure.
22. John mentioned some fencing which was inadvertently placed on plantings; Dick will follow up. John will trim some tree limbs to make room for the fence.
23. Jeannette asked if she could check on a testing schedule for budgeting purposes. Dick suggested she work with A&D; he will follow up with A & D as well.

Roads

24. Everett advised Ken Myers has submitted a signed contract; some culverts have been cleaned out. Dick advised that it does not look like limbs have been trimmed; suggested they should be cut back to the culvert. Everett will follow up.
25. Open projects Everett will tackle...
 - a. Ditches at Mohawk Trail
 - b. Gravel at Gould's driveway and Thunderbird lane
 - c. Secure reflectors on guardrail with screws.
 - d. Inspect right of way for trees that need to be removed, 3 are marked if any others are a problem, Everett would like to be contacted.
 - e. John questioned a run off at Pathkiller entrance as well.
26. Everett advised that this summer Roadside Maintenance would be overseen by Gerry Gawronski as Everett will not be in ILE this summer.
27. Everett requested the Board look at a \$30,000 budget for paving for this year.

Lakes and Dams

28. John advised lakes and dams look good; treatment for algae and grass has had a visible effect. Grass carp have been added to both lakes.
29. John reported we do not have small fish visible; He requested we allocate money to stock both lakes with 2-3 inch fingerlings, at \$375. (250 in Rainbow and 500 in Indian Lake)
30. Algae treatments may need to be continued will probably need 2-3 a year at approximately \$500 each. Will watch progression of algae.
31. John also stated the Rhododendron at the ramp from Rainbow Lake to the dam needs to be cut back to keep that emergency spillway open. He will contact Ken Myers.
32. Jeannette advised she has seen an otter in the lake, John stated that is probably why we don't have small fish. John will contact Andy, our Critter Removal contractor.

Dam Repair

33. John contacted Shawn O'Riddell at DEQ in Asheville, was only able to leave vmail. We are still waiting to get approval; we could go back to the repair plan from Terry Allen, but he feels we should wait to get approval; although the spillway seems to be working fine and we will keep an eye on it.

34. John moved to allocate \$375 to restock the lake; the Board approved.

Architectural Control

35. Michael had no news to report

Beautification Committee

36. The Committee met on 4/10. Pine Straw was added to the front entrance. The committee agreed to replace a plant and purchase fertilizer. Mulch for the park will be delivered and a work party will meet to distribute. The committee approved \$200 to have gravel raked and step repaired at the park.

37. On May 6, the park will be closed during the day for a private wedding for the Pipkin family. The community will be notified.

38. Wednesday Gatherings will begin May 17; weather permitting. Susan Scullo will coordinate.

39. Memorial Day picnic will be – May 28 at 1pm. July 4th picnic will be held on July 2 at 5pm and Labor Day picnic will be held September 3 at 5pm.

40. Chairs will be moved to the dock after the Pipkin wedding.

41. Some road signs have lichen on them, John and Anne will investigate cleaning.

42. There will be a surprise farewell dinner for the Revies on April 26; The Hennigs will host the Christmas party, date to be determined.

43. John Pappas stated entrance lights are out; John McClung will follow up. If an electrician is required, John will contact the Board for approval.

Receivables;

44. Jeannette would like to wait till June to see if monies are received before liens are filed. The Board agreed 18 months of nonpayment was a fair amount of time to wait before filing a lien.

Tickler

45. **Nominating Committee** – Board Members rotating off in 2017 will be Dick Hennig, Jeannette Lee and John Pappas.

46. **Newsletter** - Jeannette reported meeting people walking through our community looking to buy a home who expressed their pleasure in the maintenance and presentation of our community which gave a positive show of where our assessments are spent. John will mention this compliment in the newsletter.

47. **Wednesdays at Waterfront** – Scheduled to begin May 17.

48. **Auditor Appointed** – John will contact Gerry Gawronski .

Other Business

49. Jeannette discussed Budget Committee to be formed; John will help Jeannette find committee members.

50. Jeannette discussed Everett's request for \$30K for roads. The Board agreed until the Dam repairs are approved, we need to wait until next year. We do not want to have an extra assessment.

Next Meeting: June 10 2017. Michael moved to adjourn, Dick seconded. The meeting was adjourned.