

INDIAN LAKE CLUB, Inc. - Indian Lake Estates
Board of Directors Meeting
August 6, 2016

The meeting was held at the Lake Toxaway Firehouse and was called to order at 8:07 am

Presiding: Michael Gould, President

Attending: Dick Hennig, Vice President, John McClung, Jeannette Lee, Treasurer, Melba Hernandez, John Pappas, Barbara Pence, Secretary

Community: Everett Bedenbaugh by teleconference for Roads Committee

President's Report: The President discussed the upcoming Annual Meeting. He advised that John McClung has agreed to serve as President for the coming year.

Minutes – June 8, 2016. – John McClung made a motion to approve the minutes, Melba seconded, and the minutes were approved.

Treasurer's Report:

1. Total income collected for 2016 is \$113,284, just under 95% of the budgeted amount.
2. Accounts Receivable is at \$13,199; checks continue to come in and we are expected to collect about 70% of AR outstanding.
3. Cash on hand is \$234,399 as of the end of July. The final installment of the guardrail was made in July and taken into consideration in the cash on hand. The next anticipated large expenditure is the paving; that expense will be in the \$50K range.
4. Dam work is not expected to commence in 2016; that expense has been rolled into the 2017 budget. Jeannette estimates we will need approximately \$70K to finish out the year for anticipated expenses.
5. 2017 Budget was approved. Committee consists of Michael Gould, Everett Bedenbaugh, Susan Scullo, Janet Mailloux, and Jeannette Lee.
6. An audit of the 2016 financials was done by Gerry Gawronski. An extra payment made to A&D in 2015 was discovered. After revisiting invoices and check numbers paid by ILC, the discrepancy was reconciled. The duplicate payment was credited to May 2016.
7. Michael questioned issues with receivables; Jeannette has been in contact with homeowners in arrears, arrangements for payments are being made in most cases; and some homeowners pay at year end.

Community Speaks: Everett questioned the formation of a nominating committee. The Committee was formed with Jeannette Lee, Anne McClung, and Chair, Everett Bedenbaugh. Everett recommended the two nominees, John McClung and Barbara Pence to the Board for re-election. A motion was made to accept the nominations by John Pappas, seconded by John McClung, the motion was approved. The nominating committee will count ballots during the week of September 5.

Secretary's Report.

1. Barbara advised that Rose Cook sold her lot on Indian Lake Road to Robert Craighill and Wanda Bernhardt of St. Simons Island, Georgia. Barbara will send a Welcome packet.
2. Michael reported that property is moving, particularly lots on lakes and with mountain views, which could be positive in coming year.
3. Discussion was held on property we own, Lot 23, Section 2 and Lot 5, Section 3 both on Toxaway Trail. John Pappas wondered if listing with a realtor might be more beneficial. Barbara agreed to contact Mary Coker to discuss a possible listing.
4. Jeannette advised we have nine lots which are unproductive, which include seven lots in the Green Bankruptcy.
5. Jeannette questioned safe storage for Deeds and important documents; the Board agreed that a safety deposit box would be a good investment at approximately \$60.00 a year. Keys would be given to President and Secretary.

Water

6. Dick advised the water pipe was marked at the culvert to be replaced on Mohawk Trail. Everett will follow up with paving company to identify the location of the pipe.
7. Replacement of water tank at Well #2, Waterfront Park was discussed. Dick contacted several contractors, in Asheville, South Carolina and Brevard; the only response was received from A&D Maintenance.
8. Dick advised the tank is probably 35-40 years old; as the condition of the well house has deteriorated, so would the inside of the well. He suggested we consider replacing it during the first part of next year. Jeannette questioned cost. We have a budget of \$45K, Dick advises Aubrey thinks it will probably be closer to \$50K. Michael suggested we leave the budget at \$45K.
9. Dick advised Aubrey would do the work himself and Dick is confident with A&D doing the work. John Pappas questioned the supply of water while the tank is being replaced. Dick advised it would probably be down no more than 2 weeks, we could run off the upper well though pressure might be light. Aubrey could put in a temporary tank if needed. Work should be done in early spring when weather permits and summer homeowners are not in residence. A crane will be needed to remove and reset the tanks. Dick advised if we could give A&D the OK now to go ahead, they can check into what will be involved.
10. Discussion was held regarding corrosion inside pump house; Dick advised the temperature of the water coming into the tank is cold causing condensation in the house. A small A/C might keep the pump house temperature constant.
11. The Board agreed to be proactive and a motion was made by Jeannette to replace the tank in early spring. John McClung seconded; the motion passed. Dick will obtain a contract and payment schedule.
12. Michael questioned the submission of the water quality report; Barbara reported that it had been sent to the membership. Jeannette questioned having a hard copy in our records.
13. Everett questioned how many houses our well will support. Dick advised we could test if needed.

Roads

14. **Guardrails:** Everett advised guardrail project has been installed at a cost of \$22,230. In order to meet standards of depth and height, because of the slope, the rail is closer to the road. Reflector tape is temporarily installed; reflectors will be installed every 25 feet. This should occur in the next couple of weeks.
15. Jeannette questioned washout around posts... Asheville Fence advised it will fill in on its own.
16. Initial contract quoted old guardrail removal of \$5780. Dick called Buddy Owen and Everett contracted with him to remove the old guardrail at a cost of \$863. He thanked Dick Hennig for his assistance in coordinating the work.
17. **Paving:** Everett remarked the roads and will follow up with Pisgah Paving for a start date.
18. There are 11 sections to be paved at a cost of just under \$50,000. He asked if the Board would consider allocating some of the guardrail savings to adding paving to Qualla Trace at Toxaway Trail. Any additional money would be spent on Cherokee Circle. Dick made a motion to use the funds for additional paving, John McClung seconded. The Board approved the expenditure. Jeannette reminded Everett of the apron at the top of steps at the waterfront park. He will follow up.
19. **Roadside Maintenance:** Everett discussed our current contractor. Everyone is pleased with work which has been done. However, there are concerns with completion of work promised. Michael suggested we consider project deadlines when choosing our contractor for next year. Everett advised he will get estimates for project deadlines when bidding contracts.
20. Residents and The Board expressed concerns of overhanging branches on roads, Everett will follow up with Kenneth Meyers. Everett polled residents and the majority are happy with trimming which has been done.

Lakes and Dams

21. **Dam Repair:** John Pappas has received a response from William Denton of DENR who advised we are on the short list to get reviewed. Jeannette questioned the budget for the repair and questioned if

we could go back to the original plan. The Board discussed at length and Dick suggested we consider having a face to face meeting with DENR, possibly bringing our engineer or contractor to the meeting for clarification as to what is needed and what they will approve. John will follow up.

22. **Lakes: Algae/Grass:** We will expect to do a second treatment for algae in the next month. John will follow up with Kenneth Meyers on invoicing for cutting Dams.
23. **Grass Carp:** Mountain Lake and Pond will stock the lake with Grass Eating Carp probably in October.
24. **Debris at Spillway:** John discussed possibly finding someone other than Kenneth Meyers to remove the debris. Buddy Owen was suggested by Dick. John P. will follow up.
25. **Rainbow Lake Spillway:** John will follow up with Kenneth to be sure it is cut back for clear access.
26. Overall, John advised the lakes are doing great.

Architectural Control: The improvements at the Bell home were approved. There was no other news.

Beautification:

27. John reported for Ann. The July 4th gathering of 31 people was a great success.
28. The new benches have been put together and distributed. Old benches have been placed around the community.
29. At Bob Gibson's memorial, Alice asked if she could purchase the new picnic table in the park in Bob's name. A plaque will be placed on the table in memory of Bob Gibson. This will save the community approximately \$150.
30. John advised the Committee is also having difficulty with completion of repairs in the park by Kenneth Meyers.
31. Labor Day gathering is scheduled for Sunday, September 4, 2016 at 4:00 pm.
32. The Beautification Committee will supply refreshments for the Annual Meeting.
33. Jeannette reported the sensor for the lights at the entrance is not functioning. John will follow up.
34. Fred Market reported he will remove his canoe from the rack as he has sold his property which might include an Indian Lake lot. Barbara will follow up with Fred to see if this lot was included in the sale.
35. John Pappas questioned construction of canoe racks to see if another tier could be added for extra storage. This could be considered by Beautification Committee in 2017

New Business

36. **Lien** – A letter has been sent to a homeowner regarding a possible lien, the certified letter was not signed for. Property is overrun with debris, the Board agreed to have our contractor clean up the driveway. Michael asked the Board to approve sending an attorney letter. John McClung moved to send the letter, John Pappas seconded. Michael will contact our attorney
37. **2017 Budget.** John McClung moved we approve the 2107 Budget, Melba seconded, and the Budget was approved.

Quarterly Newsletter: Michael polled the Board for content in the letter, he will send out next week.

Annual Meeting: Barbara will send out Annual Meeting Letter next week.

Review / Evaluation: Secretary / Treasurer. No issues were presented,

Next Meeting – September 10, 2016

There being no further business, the meeting was adjourned at 9:36 a.m.