

**INDIAN LAKE CLUB, Inc. - Indian Lake Estates**  
**Board of Directors Meeting**  
**June 18, 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  
Barbara Pence, Secretary

**Absent:** John Pappas

**Community:** Everett Bedenbaugh for Roads Committee

**President's Report:** Michael advised the Abrahamson's home sold and the new owners were moving in. There are no real issues, no security issues. However, there are bears out this summer.

**Minutes – April 30, 2016.** – John McClung made a motion to approve the minutes, Melba seconded, the Minutes were approved.

**Secretary's Report:** Barbara advised the new owners of the Abrahamson home are Marlene and Darrell Bell. Barbara will present them with a Welcome packet of information this weekend.

**Treasurer's Report:**

1. Jeannette advised expenses month to date have been minor. We have received notification that the guardrails will be installed over the next week. We owe \$11,000 remaining on the original invoice. We will be charged an additional \$5800 to remove the existing guardrail and disposition of it; which was not originally budgeted. Additional expenses total \$16,000. The annual insurance policy for ILC covering the BOD as well as liability just came in at \$2360 to be paid in June.
2. Receivables picked up this month as assessments for owners of second lots were due to be paid June 1.
3. Invoices, reminders and statements with interest were sent to those who still owe funds. One homeowner agreed to make monthly payments. Jeannette will stay on top of the payments. Another homeowner has not responded to calls and letters.
4. Current level of cash on hand is approximately \$245K with most in reserve for the dam repairs.
5. Indian Lake files have been moved to Jeannette's home.
6. Finance Committee for 2017 has been formed with the following members: Michael Gould, Everett Bedenbaugh, Janet Mailloux, Susan Sciuillo and Jeannette Lee with the first meeting scheduled to follow today's Board meeting.
7. Jeannette advised that our Auditor is Gerry Gawronski.
8. Michael questioned the budgeting of cost of guardrail; Jeannette advised it was not budgeted, but the Board did approve the expenditure; although Everett advised the contract for the removal was not included and this is an added expense.
9. Michael asked the Board for authorization of a letter of intent to lien the homeowner in arrears. A motion was made by Barbara and seconded by John McClung to move ahead with a letter of intent to lien. The Board approved. Michael advised he will follow up. The property is also in a state of disrepair and the homeowner will be contacted to clean up the property; if there is no response, the community will clean up the property and add the expense to the homeowner's assessment.
10. Michael questioned the number of lots on the website owned by the Community. Everett advised Lot 25, the Waterfront Park, a parcel on Hiwassee by Rainbow Lake, a parcel marked preserve across from Bedenbaugh on Indian Lake Road, and The Lake are the only properties owned by ILC. Everett will correct the website. Michael will ask our attorney Doug Campen to do a search to make sure we have identified all ILC properties.

11. Michael spoke with our Insurance Agent on our Liability Insurance to see if we can get a more favorable quote as we have had no claims. He asked Jeannette not to pay the premium until he has further information. Michael will follow up.

- Water**
12. Dick advised the tanks have been painted. A meter box on Indian Lake Road has been replaced, we will be billed for that.
  13. Jeannette recommended increasing the budget for water. Also replacement of water pipes by the Harris property was discussed.
  14. Barbara questioned the Water Quality Report to be sent to the membership. Dick will follow up with Aubrey.

**Roads**

15. Culvert repair on Indian Lake Road in front of the Bedenbaugh's has been completed.
16. Guardrail replacement is due to begin this coming week.
17. Contract has been signed with Pisgah Asphalt for the paving as outlined in the minutes of the April 30 Board Meeting. They will mark the road this week for a deteriorated culvert in Section 3. The cost is estimated at \$49,950, work to begin mid-August. In addition to the planned paving projects, a homeowner questioned repairs to the road at Qualla Trace. This was to be scheduled for next year, but Everett will follow up to see if some leftover asphalt can be used for this project.
18. Myers Mowing and Lawn Care have completed the second cycle of roadside maintenance. From all indications, the work is satisfactory. However overhanging limbs have not been trimmed. Everett will meet with Myers next week to discuss. Jeanette also questioned trimming by Rainbow Dam. John Pappas has discussed with Myers. The Board agreed the maintenance has been good.

**Lakes and Dams**

19. John Pappas sent in a written report. He advised there is still no news from DENR on the dam repairs. Michael will continue to follow up with John, as we have been waiting for four years and are accumulating cash, and we are ready to complete needed repairs.
20. The second cutting of the dams was completed June 16.
21. John met with Tom Sargent from Mountain Lake and Pond on June 15. Grass and algae in Indian Lake have been treated; we are awaiting an invoice from them.
22. We have agreed to add grass carp to the lake; however Mountain Lake and Pond is not comfortable they will survive in the summer heat so we will wait until fall to stock the lakes.
23. Myers will remove debris at spillway...should be done in the next 2 weeks for \$550 charge.
24. John has asked Myers to cut back the path on Rainbow Lake to leave clear access for the spillway.
25. John advised the new construction road to Indian Lake Dam is great, but has grass growing up; he has asked Myers to spray the road with an herbicide and is awaiting a quote from him.

**Architectural Control**

26. There was a proposal raised about storage of boats on racks on docks, without a request for permission to modify the dock. Michael once again stated that any modification should be brought before the Architectural Committee. Michael will look at the dock in question and consider the proposal before any decision is made.

**Beautification**

27. The redo of the entrance is complete.
28. The Memorial Day gathering was a success, we had approximately 35-40 people attend.
29. The July 4<sup>th</sup> Picnic is scheduled for Monday, July 4<sup>th</sup> at 11:30 a.m. The decision was made to hold a lunchtime gathering as people may be travelling. Bonnie Crocker has prepared an invitation. Barbara will notify the community.
30. The Labor Day gathering is scheduled for Sunday, September 4, at 4pm.
31. The Christmas party will be hosted by Mike and Vivian Snyder on Saturday December 18.

**32.** The Committee requested permission to spend the remaining funds from their budget for an additional picnic table (\$150 Brevard High School shop class) and to purchase 5 new vinyl or aluminum benches to replace the wooden benches (approx. \$200 each.) The Board discussed the budget and a motion was made by John to approve the expenditure, Dick seconded, the Board approved the expenditure. Jeannette authorized Anne to issue checks for the expense.

A motion was made to adopt the committee reports.

**Old Business –**

**33. Cooper Property** – Michael advised our attorney has contacted Cooper’s attorney; there has been no response; Michael will follow up with Cooper.

**34. Canoe** - Michael will follow up with Carlen and Rose. John Pappas was to check with Markert on their canoes. A canoe on the dock was questioned. There was no information as to the owner of that canoe. It was requested that if the owner of canoe was seen on the lake, he should be questioned.

**35. Melin** – Michael was contacted by Melin who is willing to deed his property to us. The deed was received and is to be recorded. Once we receive confirmation, we can talk to a realtor for a list price and we can put the property on the website and offer for sale to membership first.

**36. Light sensor on entrance light.** The Board discussed. John will call an electrician to investigate. Jeannette discussed the timing of issuing checks.

**37. Cook** – Jeannette advised an attorney had requested an accounting for the Cook property which might indicate that the property is selling.

**38. Accounts Receivable.** Jeannette advised that the current receivables do not reflect Melin, Green, Burrell, etc. as our bankruptcy attorney wants us to bill them for 2016. They are still on the books, but not showing. Michael advised the bankruptcy attorney, Steve Carruthers, is attempting to pursue our interests so that perhaps either outside the proceedings, or through the proceedings, we may receive some settlement. Green is in violation of the Bankruptcy Court’s Order, and may be outside Bankruptcy protection. If so, we can refile the lien and proceed to foreclosure.

**New Business –**

**39. Water Quality Report** – Dick will follow up with Aubrey

**49. Committee Chairs, Officers** – Chairs and Officers were discussed for next year, recommendations were made for consideration

**50. Review Club Documents** – Michael will review.

**51. Board Member Terms** - Barbara Pence and John McClung’s terms expire. They agreed to serve an additional 3 year term if re-elected. Barbara will prepare the ballot.

There being no further business, John McClung moved to adjourn; Dick seconded; the meeting was adjourned at 9:20 a.m.

**Next Meeting: August 6, 2016.**