

INDIAN LAKE CLUB, INC. – Indian Lake Estates
Board of Directors Meeting
October 24, 2015

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

Presiding: Michael Gould, President

Attending: John Pappas, John McClung, Jeannette Lee

By Teleconference: Dick Hennig, Vice President,

Absent: Barbara Pence, Melba Hernandez

President's Report: Michael advised he has engaged an attorney to refile liens on resident properties that are delinquent on their assessments. After consulting with Doug Campen, it was discovered that it is necessary to refile to maintain the lien. Jeannette will send Doug the accounting information.

Minutes: The minutes of the September 12, 2015 were adopted.

Secretary's Report: Kenneth Wilson of Sapphire, NC purchased Lot 20, Section 3 from Charles and Heidi Brown. The Club has received inquiries about ILC owned Lot 25, Section 3; there has been no concrete offer.

Community Speaks: A question was raised concerning parking by residents adjacent to the roads in the community. There are no restrictions in the Architectural Control Regulations or Covenants prohibiting parking a passenger vehicle by the roadside. Unless it is blocking access or egress, there is no violation. The Board members present agreed to this conclusion.

Committee Reports:

Treasurer:

1. Jeannette reported current available funds as of 10/23/15 are \$206,058. Statements have been mailed to members who have a past due balance with added charges for accounts not settled by September, 2015.
2. Accounts Receivable as of September 30, 2015 totaled \$17,080. Income received this month is approximately \$4500 dropping AR to under \$13,000. An additional charge of 1% will be added to accounts not settled by November 1 which will hopefully encourage accounts to get caught up. An additional 10% charge added to member accounts resulted in \$1300 unaccounted for in the income budget. Statements will be sent out in December with 1% interest charge for accounts not settled. There is an outstanding \$3000 balance that will not be settled, but there is a lien on the property.
3. Payments are complete for the Asphalt Loan Program with the exception of one \$286 payment which will be made in January. Letters thanking residents for their loans to repave/repair our roads will be sent, requesting a return acknowledgment that they have been paid in full.
4. September 2015 income is 100% of budget due to unanticipated income from impact fees, surcharges and interest charges. This is expected to increase by 7% or \$8000 in receivables.
5. Budget overruns include general maintenance at \$1300 due to tree removal and repairs for dams and roads of \$4000. Dam maintenance is over by 38% due to repair of Indian Lake mechanicals or approximately \$1200.
6. Current dam maintenance includes only grass trimming. Jeannette recommended we allocate an additional \$2500 to absorb mechanical repairs on either dam in the future.

7. Jeannette will send 2016 assessment invoices on or after November 15 with a due date of 3/1/2016

Water:

8. Dick informed the Board that Aubrey Deaver gave a quote of \$40,000-\$45,000 to replace the water tank and pump at the Waterfront pump house
9. A small leak was repaired at Lec's house.
10. Coy Jones is quoting to replace the rotten fascia at the Waterfront pump house; we should receive it next week.

Roads:

11. Everett sent in a report advising that a list of potential bidders for Roadside Maintenance and Snow Removal has been created to include Kenneth Myers (Myers Mowing) Mike Miller (Pisgah Asphalt), Ronald Galloway, and Robb Bennett for Roadside maintenance and Mike Jones and Buddy Owens for Snow Removal. The Secretary will send out the bid sheets the first week of November.
12. Several dead or dying trees on the right of ways have been identified with orange tape. Toxaway Trail has not been surveyed, but once it is, bids will be sought for tree removal.
13. Contact has been made with one potential bidder for replacing the guard rails on Indian Lake Road. Search for additional bidders is underway.

Website:

14. Everett advised that viewing of the website has decreased from the summer months; over the last 90 days there were 1049 users viewing 2761 pages.

Lakes and Dams

15. John Pappas advised the EAP has been submitted and we are waiting for feedback from DENR.
16. Spillway Repairs are also on hold awaiting approval from DENR. We recently increased this budget to \$80,000.
17. Indian Lake Dam drain – A recent issue with the mechanism at the bottom of the lake caused a leak in the drain box and loss of water; the recent dry spell exposed the issue. McCall Brothers Diving made two trips to the dam to diagnose (\$975) and repair (\$1825). The repair closed the leak, but the ability to control water flow is limited. Replacement would require the lake to be drained. We will work with it as long as we can.
18. Silt issues where the creeks enter the lake have surfaced. We will investigate possible solutions.

Architectural Control

19. John McClung reported that Dean and Karen Argentine are planning to build on their lot, (Section 10, Lot 7). Kenneth Wilson also advised Aleta Tisdale that he was planning to clear Lot 20, Section 3, constructing a driveway and installing a septic system.
20. This prompted a discussion as to whether the Architectural Control Regulations should be amended to require a home be built within a year following commencement of any construction or lot clearing. Michael advised he would email the entire Board about this issue to arrive at a consensus.

Beautification

21. Anne McClung presented a list of projects and bids received and the Board authorized the projects. They are as follows:
- a. Railing all the way to connect with existing railing, and a railing to Canoe racks.
 - b. Removal of stumps and roots on landing and steps, make walkway safe
 - c. Retaining wall with a bench built at dock.
 - d. Path from canoes to dock leveled and made safe. Paddle boat and Jon boat will have to be moved for this work to be done.
 - e. Shelter built on dock used to store Adirondack chairs.
 - f. Additional canoe rack built; fill in ground that has been washed away
 - g. Expansion of food area to make it easier to manipulate around tables.

Letter g. has been revised: Now requesting a stump removed and a fence installed which should give the space needed and safety factor added. The Hairs offered a locust tree for that project.

Letter e. has been put on hold until it is determined if it is needed after pathway and step work.

22. Anne advised that three bids have been received as follows: Jackson Wine Contracting - \$16,305; Patrick Miller - \$10,500; Kenneth Myers - \$4685.
23. Anne will schedule the two most competitive bidders to meet with the Committee at the Waterfront to review the project prior to deciding upon the contractor. Michael will attend the meeting.
24. Additionally, at the Beautification Committee Meeting in October, Anne advised she would be contacting Debbie Good, local landscaper regarding a plan for the entryway. She advised the remainder of the 2016 budget could be spent on that project.
25. Also, she advised that Larry Pipkins and Gerry Gawronski would clean the outcrop this fall and it was suggested this be added to the road crew responsibilities in future years. Anne will follow up with Everett.
26. Adirondack chairs were moved to storage at the Pences; the benches will be stored at the Noyes around Nov. 1. Christmas decorating will be done the weekend of Thanksgiving.
27. It was also decided to accept the gift of a portable fire pit from Jerry and Flo Hollar

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

Unfinished Business

28. Unleashed Dogs – Jeannette reported this has been corrected.
29. Pump House Repair – see above
30. Disposition of Cooper property - Michael left a message asking Cooper to provide a survey of the property they wish to transfer to ILC. There was no response. Michael will follow up with Cooper or his attorney. The Board authorized Michael to accept transfer if Coopers will pay three years assessment dues. This would avoid ILC having legal expenses to lien and foreclose on the property.

New Business – / Tickler

31. **Review EAP** – See report at Lakes and Dams.
32. **President's Newsletter** – Michael will be issuing a draft the first week of November. He requested suggestions of topics from the Board.

33. Community Holiday Party - Jan Gorman will host the party assuming the Gormans receive their Certificate of Occupancy. Backup will be Pat Hawkins.

34. Annual Contracts – Contracts for Roadside Maintenance, Snow Removal and Water Maintenance will be sent out to potential bidders during the first week of November.

Next Meeting will be December 5

There being no further business, the meeting was adjourned.