

INDIAN LAKE CLUB, Inc., - Indian Lake Estates
D R A F T
Board of Directors Meeting
December 17, 2016

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

Presiding: John McClung, President

Attending: Dick Hennig – Vice President

By Teleconference: Michael Gould, John Pappas, Jennette Lee, and Everett Bedenbaugh

Absent: Melba Hernandez

President's Report:

1. John McClung advised we have had some water issues which Dick will address in his report.
2. He brought up the issue of relocating a homeowner's shed which has been built within the 50 foot setback from the water. Cost to relocate the shed will be 2-3 times the cost of building. John advised the homeowner he would bring their situation to the Board. Michael advised the only way to issue a variance to the setback covenant would be by vote of the membership; it was also discussed there may be some state regulation to be considered.
3. After considerable discussion, the Board agreed to ask Bill Gifford to look at the situation and give his advice. John Pappas will contact Bill; John McClung will advise the homeowner.

Minutes: A motion was made by Michael to approve the Minutes of the September 10, 2016 Board Meeting. Dick Hennig seconded; the minutes were approved.

Secretary's Report:

4. Barbara reported that William and Linda Blythe of Auburn, Alabama have purchased Holly Black's home at 420 Toxaway Trail.
5. We have been advised that the lot on the corner of Hiwassee and Tellico Lane owned by Godbey is in the process of being sold to John and Shari Yokley of Mills River who will be building a home in the near future.

Treasurer's Report:

6. Jeannette reported that finances are in good order; surplus is allocated to Indian Lake Dam. 2017 Invoices have been sent out; approximately \$1000 has been collected through November. To date we have collected almost \$11,000.
7. Expenses for the year, less the \$100K allocated to the budget for the dam are coming in about \$25K under budget; not including December expenses.
8. Current Accounts Receivable is in the \$8300 area. Invoices were sent out for any unpaid balances with a notice that interest charges would be added to any not cleared up by January 31, 2017.
9. Assessments are at 103% of budget primarily due to back assessments or interest paid by homeowners, or sale of property
10. Cost overruns from budget have been approved by the Board for meeting space and beautification. Most categories are coming in under budget.
11. Cash balance is \$178K in cash with a few expenses paid in December.

Committee Reports:

WATER:

12. Dick reported we have had several leaks since our last meeting. Causes included incorrect valve shut down by a contractor; water hoses left on; leak at Harris; and a water line blow up at the Lupo home distributing a lot of water in the basement. He

also advised that the pump was replaced in lake well house only to discover a malfunction of a wire leading down to the pump; wiring was replaced. Dick has allocated Toxaway well to run Indian Lake Road and the lake well is taking care of everything on the other side.

13. Dick suggested we look into the possibility of installing a few water meters in the lines which would speed up the process of isolating leaks. Meter cost is approximately \$500 plus labor. He advised that cost of searching for a leak usually runs approximately \$300-\$400 each time they come out. Dick will get a firm price on installing and will advise the Board.
14. Jeannette advised that our budget for water repairs for 2016-17 is at \$3000, expenditures so far have been \$8000. She questioned responsibility for the cost; the Association is bearing the cost at this point.
15. Jeannette questioned the age of our pipes. Dick advised pipes put in the mid-1970s should have a 50 year lifetime. He also brought up the possibility of regulating the air in the pump house to help prolong the life of the tanks.
16. Jeannette questioned tank replacement. Dick advised he will follow up next month to be sure the tank is ordered; installation to be in March or April. Jeannette requested we be notified of the cost; A&D Maintenance sent a letter suggesting \$50K+ (10% contingency is standard). Dick will work with Aubrey to tie down this cost. Jeannette advised current budget is set at \$45K
17. Jeannette questioned financial responsibility of homeowners for water leaks on their property as the Association is absorbing all the costs.
18. Michael advised there is nothing in the covenants concerning this.

Roads:

19. Everett advised bids were sent to Myers, Miller, Bennett and Galloway. Bennett is now only doing irrigation. There was no response from Miller or Galloway. Myers responded with same bid as last year at \$7500 plus \$600 for each dam cut. Payment would be spread out over 12 months. Everett requested the Board approve. Barbara made a motion to accept Myers bid. Dick seconded. The motion passed.
20. Snow removal bid sent to Buddy Owen. His bid is same as 2016; \$125/hour for labor and material cost plus 10%. Dick has been in touch with Buddy Owen and will get him to sign the contract. Jeannette moved to approve, John Pappas seconded; the Board approved.
21. Jeannette questioned stipulating completion dates in Myers' contract. The Board discussed the date of tree trimming; Everett suggested this be done early June. Dick agreed, but advised some trimming still remains for this year, along with leaf removal. The Board agreed to tree trimming first of June. Everett will follow up with Myers.

Lakes and Dams:

22. John Pappas advised there is no real activity to report since September. The lake and dams look good. We did treat the lakes for algae and grass and we can see a visible effect on the grass bordering the lake and in front of the spillway.
23. Grass carp has been added to both lakes; 10 carp to Rainbow and 25 to Indian Lake; cost of \$525.
24. Dam Repair still awaiting approval from DENR.

Architectural Control:

25. Michael advised there was nothing new in AC other than the issues previously discussed.

Beautification:

26. Anne had no report. She is trying to obtain help from Roberto to stack the picnic tables at the waterfront park.

Old Business

27. Pump update – discussed previously

28. Receivables Update:

- i. **Green Bankruptcy** – Michael advised one of the parties is trying to force Green out of bankruptcy. There is a hearing coming up; hopefully we will have some assets returned if they are no longer protected by bankruptcy.
- ii. **Ruddy Lien** – Letter was sent advising lien would be filed if we did not hear anything by December 10. That deadline has passed. He will owe \$2500 plus interest through 2017. Michael suggested we contact Doug Campen to file the lien. The Board agreed. Jeannette will follow up.
- iii. **Timis.** The Board discussed possible foreclosure. It was agreed that Timis be given the time frame of the lien to bring his account up to date. However, the Board also agreed the property must be cleaned up; possibly a dead tree removed that could damage the house. Michael will follow up with an attorney to determine our liability on property cleanup and if costs incurred can be added to the lien without significant legal costs. It was decided that after consultation a certified letter be sent advising that foreclosure is a possibility.

Other Business:

29. The Board discussed No Trespassing Signs on the roadway. Dick will follow up.

New Business: Christmas party will be held December 18 at the home of Vivian and Mike

Next Meeting: February 11, 2017

There being no further business, Michael moved to adjourn the meeting, Dick seconded; the meeting was adjourned.

Respectfully Submitted
Barbara Pence, Secretary
Indian Lake Club, Inc.