

**INDIAN LAKE CLUB, Inc., - Indian Lake Estates**  
**Board of Directors Meeting**  
**June 10, 2017**

The Meeting was called to order at 8:10 a.m.

**Presiding:** John McClung, President

**Attending:** John Pappas, Dick Hennig, Vice President, Jeannette Lee, Treasurer

**By Teleconference:** Barbara Pence, Secretary, and Michael Gould

**Absent:** Melba Hernandez

**President's Report:** Things are going well; other than a few neighborly disputes. A Nominating Committee will need to be formed; discussion will follow later in the meeting.

**Minutes – April 22, 2017 Board Meeting:** the minutes were moved to acceptance by John Pappas, seconded by Michael Gould; the minutes were accepted.

**Secretary's Report** Barbara reported the death of Bill Noyes

**Treasurer's Report:**

1. Jeannette reported current cash balance is \$221,683. The bill for the remainder of the tank has not yet been received; some more work needs to be done. Liability insurance for the Association has been paid at approximately \$2200. Due to changes in the contract for Road Maintenance we will be over budget by at least \$12,000 for 2017. There are no additional expenses expected for the next two months.
2. We have received \$3100 in additional income against receivables. AR is down to \$18,000. We will have additional income later this summer when assessments for homeowners with multiple properties will be paid.
3. Jeannette met with a new attorney to sign papers to begin foreclosure on the Timis property. The attorney is a partner of Doug Campbell at Neumann Law Firm. There have been communication issues with the delinquent amount and difficulty in locating Timis. Jeannette will follow up with the attorney.
4. We have established a Budget Committee for 2018 and they will have results for the Board at the August meeting.

**Community Speaks: None.**

**Committee Reports: Water**

5. Dick reported the new tank is in place and online as of May 15. It still needs painting; new roof and insulation are complete. Dick will follow up.
6. A water leak at a homeowner's driveway was repaired.
7. Dick reported we were fortunate in changing out the tank when we did judging from the condition of the old tank.
8. Michael questioned the age of the tank on the other side of the lake. Dick advised the age was the same as the Lake tank, but as it is a holding tank only, it is not subject to the moisture at the Lake tank.
9. John McClung questioned if there was a map of the valve locations; Dick advised there is a map in the Well house.

**Roads**

10. Everett advised that we have contracted with Yardscape Plus LLC for road maintenance for the remainder of 2017 as the prior contractor was not performing. There will be additional expense for the new contractor, but they will do roadside maintenance twice a month which will keep roadsides neater with more timely trimming and removal of debris.
11. A pipe has been cleaned out at Pathkiller and the fire department will be contacted to blow out the pipe.

12. John Pappas will contact the new contractor to cut the dam and clear away vines; each cut will cost \$312

#### **Lakes and Dams**

13. John advised that the lakes look good; there is no real activity to report.
14. Because of rain, lakes have not been treated. John will follow up.
15. Fish have been ordered and will be delivered Monday June 12.
16. Evidence of a critter has been found around the big dam; John will follow up with Andy Moll to try to locate the critter.
17. John also stated there are some logs around the spillway which he will try to remove.
18. The Board discussed the possibility of an area in ILC where we could dispose of the logs as opposed to the cost of taking them to the dump. John McClung will investigate some ILC owned area to see if there is such a location which is accessible; and also dispose of a cut up tree on Nantahala.

#### **Dam Repairs**

19. John reported he had been in touch with Bill Denton at DEQ who advised we are number 101 out of 210 applications to be reviewed. John will follow up with Bill to see if he can give us a better feel for the timing of our review. John does not anticipate any activity before 2018.

#### **Architectural Control**

20. Michael reported a structure on a homeowner's property which was built without submitting a plan to the ACC. Michael has contacted the homeowner requesting a plan.
21. John will contact the same homeowner regarding an empty canoe slot.

#### **Beautification Committee:**

22. Anne sent in a report advising that in April the park was cleaned up, mulch was delivered, the gravel path raked and a large group of the community spread the mulch.
23. The first Wednesday gathering was held on May 17 with 18 people attending.
24. Memorial Day picnic was hosted by the Gormans with 38 people attending.
25. On Friday, June 16, we will test holding the weekly gathering on Friday instead of Wednesday to accommodate a request from residents who are only here on weekends. We will watch attendance to see if this is a good move.

#### **Old Business: Receivables;**

26. Jeannette reported two homeowners owing \$1500, - \$1800 with no payments received since 2015. The Board agreed that a lien be placed on these properties. Jeannette will follow up with the liens.

#### **New Business**

27. A homeowner burning debris caused smoke and damage to existing trees on another homeowner's property. John has followed up with the homeowner. There should be no further burning. John discussed the perils of burning and will send out a message to the community discussing this issue.
28. Michael also mentioned debris by the side of the road, John advised this has been picked up. The Board also discussed other properties which had not been maintained.

#### **Other Business**

29. **Nominating Committee** will be set up in the event there are changes needed on the Board. John Pappas will organize.
30. **Dogs** - Jeannette questioned the aggressive dogs on Rainbow's End. John advised there is still a problem with the dogs running loose. John will follow up.
31. **Bears** - John advised a bear has been spotted in the neighborhood.

32. **Finance Committee** – Jeannette advised the Committee has been formed consisting of John McClung, Anne McClung, Don Hair, Susan Scullo, Jeannette Lee.
33. **2018 Budget** – Jeannette requested the committee chairs submit their 2018 budgets to the Budget committee.
34. **Committee Chairs** will confirm at the next meeting if they will continue to serve.
35. **Culvert at Pathkiller.** Dick will follow up with fire department to blow out the culvert. Jeannette will allocate \$200 to the fire department.
36. **Review of Documents** – Committee chairs should review documents pertaining to their committees.
37. **Auditor** – The Board discussed selection of auditor for next year; we have a group to ask and will follow up after the Annual Meeting.
38. **There being no further business, the meeting was adjourned.**

**Next meeting – August 5, 2017**