

INDIAN LAKE CLUB, INC – Indian Lake Estates
Board of Directors Meeting
June 27, 2015

The Meeting was called to order at 8:03 a.m.

Presiding: Michael Gould, President

Attending: John Pappas, Everett Bedenbaugh, John McClung, Jeannette Lee, Treasurer,
Barbara Pence, Secretary

By Teleconference: Dick Hennig, Vice President

President's Report:

1. The President reported positive activity in the community with new lot sales, new construction activity; approval by the ACC on the Gorman dock plans, and reported further ACR would be discussed under New Business. He discussed the results of the Nominating Committee; advising that Everett Bedenbaugh would be leaving the Board. Michael thanked him for his diligent and long service, and stated that Melba Hernandez would be nominated to serve on the Board. The President advised he would continue to serve on the Board and would be open to a Presidential nomination to serve for one more year in that capacity.
2. The President stated that The Green Bankruptcy is in progress and we are unable to make any deals in that case. Jeannette advised she would move Receivables over a couple of years old into Bad Debts. The Board agreed.

Minutes – April 18, 2015: Everett made a motion to approve the minutes, John Pappas seconded. The minutes were approved.

Secretary's Report:

3. The Secretary advised the following lots had sold: Lot 2, Section 10 (Durling), sold to Phillip and Michelle Davis of Pisgah Forest; Lot 16, Section 2 (Ebenhack) sold to Melba Hernandez and her parents, and the sale of Lot 4, Section 6 (Wilson) to Mark Gilbert and Janet Morin was to have been closed on June 26. The Secretary will send Welcome Packets to the new owners.
4. A resident requested the Board look at repairs needed on the fascia board on the Well House on Hiwassee road. John Pappas advised the Well House may need more renovation as well. Dick Hennig agreed. As Jeannette Lee is having work done by Jeff Kitchens, she was asked to speak to him about a bid on the Well House repairs.

Community Speaks: There were no representatives from the Community. There was discussion as to the timing of the meetings discouraging community representation. The Board agreed that the Community was welcome to communicate through email or phone calls to have items discussed at the Board Meetings.

Water:

5. Dick advised that all is well. He requested to be contacted if there are any water problems and advised that Robb Bennett agreed to help with any water issues in Dick's absence.
6. Michael advised the Water Quality report was received and delivered to all residents.
7. Uranium monitoring was discussed, not an issue, monitoring will begin in 2017 by A & D.

Roads:

8. Everett advised he asked for bids from three companies and received bids from two companies. Bid prices were very close, within \$1K of each other. Pisgah Asphalt Paving's bid was \$30,750; and two positive referrals were received from Pisgah clients. It was decided to award the contract to Pisgah. Paving should begin around July 20, 2015.
9. Paving will include pad at the Well House near the Coggins home. The project should take less than a week; community will be notified of any short term road closures.

10. Everett also advised of several large dead trees on Indian Lake Road which should be removed before damage occurs. Everett will check the neighborhood for trees which should come down and will advise the Board.

Lakes and Dams

11. John Pappas relayed his frustration with Medlock Engineering in that although they had a good idea, they can't seem to get their plans approved. DENR has questioned Medlock's plan, but Medlock has not yet completed his response.
12. One problem is that DENR is concerned that the polymer used in the repair might not be environmentally safe. DENR is also questioning the piping under the spillway which Medlock did not address. This requires going back to the idea of adding horizontal pipes under the spillway which will add some additional cost. John is unable to get bids on the work until we have an approved plan. Original cost was estimated to be \$65-\$70K. Jeannette recommended we set aside \$100K for the project. Michael agreed.
13. Michael questioned the deadline with DENR, they have been cooperative, but they have also contributed to the delay. It was discussed that we may have to bring in the engineer whose original plan was approved, but cost was \$170K.
14. Jeannette questioned the problems of lowering the lake. John advised that lowering of the lake would not be done without an engineer on site as we are struggling with making fine changes, can only fully open or fully close the crank.
15. Jeannette also questioned Rainbow Lake. As DENR is no longer inspecting it; it is our responsibility. John advised that the culvert might need to be slip lined, and that it might be prudent to have it inspected. John will look into what is involved. More funds will be available next year as asphalt loans will be repaid. Everett suggested Fred Markert might have some information on this from a previous inspection.
16. John questioned costs of cutting dams. Jeannette advised a cost of \$766 for each cutting, and \$700 for the rest of it. She also advised there are some complaints about cutting some of the encroaching trees and shrubs on the roadsides. Michael agreed this should be looked at.
17. Everett requested any complaints on roadsides be referred to him and he will talk to Robb.
18. John advised the dam will probably need to be cut soon. Budget is for five times a year; and we have only cut it once.
19. The new beaver has been removed. Andy Moll, our exterminator, works with Jerry Hollar to monitor traps when they are set. Groundhog at the back dam is gone as well. Cost is around \$150 per incident and we have about six critter incidents a year.
20. **EAP:** John has been trying to work on the EAP filing; it is a very difficult task as DENR does not give support. One consulting service would charge \$13K to complete the document. John has information about another consulting company that offers this service. Michael suggested he contact them to inquire about the fee. John advised we have the data, so the fee would only be for formatting the document. . John will contact DENR to check the due date. Everett suggested the Board try to work together to help complete the form.
21. **Lakes** are in good shape, no algae bloom this year. Fish population is in good shape. Residents are enjoying the lake. John questioned the kayak on the dam; he is worried visitors might feel it is a recreational area. There should be signage discouraging activity on the dam.

Architectural Control:

22. John McClung advised that residents are becoming more pro-active in making requests to the ACC for approval of work to be done; Committee is quickly responding to requests. Gorman construction is going well.

Beautification:

23. Wednesday gatherings have been going well. Residents have opened their homes when it has rained.
24. The Committee met on June 26 and discussed the following:

25. The Outcrop is becoming overgrown; Larry Pipkins will do some minimal cleanup now and we will reevaluate in the Fall.
26. Roadway at entrance to ILE should be mowed (50 feet each direction) and it is not being done. Everett will talk to Robb.
27. The Committee agreed to plant more Hostas at the front entrance. This will be done in the Spring. Hostas will be divided from plants at the waterfront park and from residents. This will require very little maintenance going forward for that area and no expense.
28. Don Hair will weed whack the canoe area prior to the 4th of July picnic. The Board discussed the need to identify the owners of the boats and to find out if they are actually being used as there is no room for additional boats.
29. The leaves will be removed from the park again this Fall which helps eliminate Spring clean up..
30. Bids were received for the following projects: Mulch the picnic area \$750...the Committee discussed other options and will probably be able to do it for a lot less. Also building a retaining wall down at the dock to stop erosion.. \$1900. And, building steps from picnic area to dock (41 steps)..\$14,500.
31. The Committee discussed the need for that many steps, instead cleaning up the path and placing a hand rail and only adding steps in intervals and where needed down to the dock. The committee will get additional bids on this work. The Board agreed that the some steps would be needed down by the dock, and possibility of doing the work in stages.
32. The Board recommended the Committee try to find a bid for a railing and communicate it to the Board by email if possible. And the Board agreed that safety was the primary concern.
33. **July 4th Party** will be held Friday, July 3, with a rain date of July 5.

Website:

34. Everett advised website is up and running well. Elizabeth Polfus has finished the design and implementation phase and has assisted the Club in updating documents. Once training is complete, we will pay her the balance of \$200. Ongoing support will be provided for an hourly fee. We have had 756 unique users (over 800 viewings) on the website over the last 30 days.
35. Everett suggested adding rentals to the real estate section of the website. The Board agreed this would be a good idea. Everett will contact realtors for rental information and updates to the Realtors Box at the front entrance.
36. The Board agreed that the Website is looking very good.
37. Jeannette and John Pappas questioned the budget for the website. Everett will advise. Everett will finish his training and will be responsible for the updates going forward.
38. Jeannette questioned an interactive section with residents, Everett was advised that this is very complicated and perhaps an ILE Facebook page could accomplish that function.

Treasurer's Report

39. If Bad Debts are removed, the Accounts Receivable balance is at \$33,800. Deposits are slowing down, but we are still receiving about \$4K a month right now. Jeannette will send out additional statements in the next few weeks. Michael questioned issues outside of installments, Jeannette advised that some residents want to pay in December thus accruing a small late fee; this amounts to about 12 people.
40. Jeannette questioned whether she could contact people directly under NC law. Michael suggested Jeannette contact Susan for her advice.
41. Jeannette will continue to stay on top of uniform enforcement of our rules of foreclosure for nonpayment over time and will attempt to contact a resident with a large balance with the suggestion of trading his property in lieu of the debt.
42. Expenses are not out of range, we are still below the 50% mark compared to budget.
43. Everett questioned the Green foreclosure, and the attorney has been contacted.
44. We were able to gain \$500 of unpaid debt on the sale of the Durling property.

45. Jeannette will follow up with Susan on loan credits for the asphalt loans and other credits.
46. The Board thanked Jeannette for her excellent work.

Unfinished Business

Rose Cook Variance

47. Barbara reported of 130 eligible lots, we received 44 votes in favor of the resolution. The requirement of 67% would be 87 votes. Michael notified the realtor of the results. He would like to put it on the Agenda for the Annual Meeting, sending out ballots at that time and perhaps contacting people by phone to try to bring this to an affirmative result as it is positive for the community. The Board agreed to put it on the agenda as we want the property owners to enjoy their property as freely as possible without an adverse effect.

Security Camera Proposal: Michael thanked John McClung for the signage, advising it was very well placed. Jeanette inquired about further incidents. Michael advised that there were none that he knew of, possibly due to increased occupancy during the summer months and noted that several residents had put in security systems.

48. Everett received a proposal from Paramount Security Consultants to install two cameras, one on a tall pole and one close to the ground to capture license plates. Installation would cost over \$8K. It would have electricity and a hard drive to store information.
49. Everett's recommendation is not to install this system. After considerable discussion, the Board agreed that this was considerable expense that might not solve any problems.
50. Property owners who have renters could contact the Secretary to let her keep a record in the event there are any problems.
51. Everett made a motion to table the security camera proposal for the present and bring it up at a later date if the need arises. John McClung seconded. The motion passed. Michael will contact the security company.

Trailers on Property:

52. The Board discussed the wording of Covenants and ACR regarding Trailers or RVs on the property. It was agreed that any trailer should be screened from prominent view.
53. The Board also agreed that they should be contacted if a resident has a temporary circumstance to be considered.
54. Discussion ensued over the definition of the word 'trailer' in the ACR. Michael will discuss this with the AC.
55. John McClung was asked to contact resident Frank Popovich to discuss screening or moving the trailer which is in front of his home at the present time. John will also address the issue of burning debris with Frank.

Proposal to Change A/C Guidelines /One-Year Rule)

56. Michael spoke to the buyer of property on Rainbow's End regarding putting in a septic system and clearing their lot with the intent of building in two years.
57. The Board discussed the time limit which should be in place for clearing a lot and completion of construction of a new home. After considerable discussion, Michael suggested the subject be tabled until the AC and others could do research with builders and other communities to determine a reasonable building timeframe.

June Tickler:

Water Quality Report – Complete

Finance Committee – Budget Committee meeting following Board Meeting.

Review Club Documents – Michael will review with Everett

Committee Chairmen – All chairmen seem willing to continue at this point. Michael will confirm with all officers as well.

Next Meeting: August 8 2015

Barbara Moved to Adjourn, John Pappas seconded. The Meeting was adjourned at 10:37 a.m.

