

INDIAN LAKE CLUB, INC. – Indian Lake Estates
D R A F T
Board of Directors Meeting
August 8, 2015

The Meeting was called to order at 8:12 a.m

Presiding: Michael Gould, President

Attending: Everett Bedenbaugh, John McClung, Jeannette Lee

By Teleconference: Dick Hennig, Vice President, John Pappas, Barbara Pence, Secretary

Community: Don Hair

Minutes: Everett made a motion to approve the minutes of the June 27 Meeting, John McClung seconded; the minutes were approved.

Secretary's Report: Barbara asked Committee Chairs to give her an updated list of their committee members.

Committee Reports:

Treasurer:

1. The 2016 Budget Committee was formed consisting of Michael Gould, Don Hair, Susan Scullo, Everett Bedenbaugh and Jeannette Lee, Chair.
2. The income summary is as of July 2015. Income collected through July 2015 is 87.5% of 2015 Budget. Residual income continues to come in monthly installments. Paving invoice has been paid and there were no additional unanticipated expenses for the month.
3. The next to last installment for the Asphalt Paving Loan has been paid for August 1st loan payment. Remaining financials are as of June 2015. Jeannette advised she would have the July 2015 financials submitted soon.
4. John Pappas asked if we should set aside funds for well house repairs. Fascia board repairs could be contracted to Jerry Hollar. Dick reported that tank repainting is done every few years, but it does not hold. Animals get into insulation. We may have to replace the tank in the future, perhaps adding several bladder tanks. Dick does not think we need to allocate any more funds other than fascia and insulation repairs as long as we pass inspections. Dick will look into it and talk to Aubrey when he returns and get back to the Board as to what future expenses might look like.
5. Everett moved the Budget be accepted as presented, John McClung seconded. The Budget will be presented at the Annual Meeting. Don Hair thanked the Budget Committee for their hard work.

Water:

6. The water leak was repaired on Cherokee Circle; Everett will have paving company pave when repair is dried out.
7. Dick had the combination changed on the well houses. Discussion was held regarding access to well house; the Board agreed that well house access should be restricted to members of the Water Committee and Maintenance personnel.

Roads:

8. Everett advised paving is complete. The Committee is pleased with the quality of the work done by Pisgah Paving. They also patched area of Rainbow Dam at their own expense. The following areas were paved:
 - . Lower Cherokee @ Hiwassee

- . 370 feet of Rainbow's End
 - . Patch @ 392 Cherokee Circle
 - . 250 feet of Indian Lake Road near Acierno
 - . Patch of Hiwassee near 273 Hiwassee
 - . Patch on Indian Lake Road near intersection of Toxaway Trail
 - . Apron at Sequoia Lane
 - . 10 x 12 parking pad @ well house behind Coggin house
 - . Patch Harris Driveway, (site of water leak last year)
 - . Replace broken collar on water cutoff at intersection of Indian Lake Road/Hiwassee.
9. Total project cost \$30,885. Overage from estimate was \$135 to replace broken collar.
 10. Owen and Roberson have been contracted to remove dead or dying trees from the roadside. These trees have been removed. Jeannette requested that a dead tree on the dam access road be removed. Everett stated he would investigate. Everett asked permission of the Board to remove a dead tree on Cherokee Circle; cost should be \$200-\$300. Jeannette made a motion to approve use of funds, John McClung seconded. The Motion passed.
 11. Roadside Maintenance was recently completed. Blind spots on Indian Lake Road were trimmed and Everett was pleased with the work. An arborist trimmed trees at the Lupo home at their expense. Michael and the Board thanked Everett for his work on roads.

Lakes and Dams

12. John Pappas advised the revised repair plans for the Dam have been submitted to NCDENR. We are waiting for their approval. John does not think we have incurred any additional expense from Medlock Engineering.
13. We have authorized and completed the second cutting of the dam. There has been no additional critter activity.
14. John is still working on EAP, he plans to have it submitted to NCDENR by the end of next week.
15. Jeannette questioned the timing of the dam repair, if it could still be done this year. John advised it probably would not take much more than a month or two if we can get contractors lined up. It is out of our control until we have approval. DENR requires supervision of the contractors.
16. Michael questioned whether we have noticed any drop in water level in the lake as minimal water is flowing over the dam. John will follow up with Jerry Hollar to check to see if there is anything unusual. It is most likely attributable to lack of rainfall.
17. Jeannette asked John Pappas to look into what repairs might be needed to have working valves at the dams so we could have a cost estimate. John will look into it.

Architectural Control

18. John had no news. AC Regulations will be discussed under New Business.

Beautification

19. John reported for Anne; Mulch was spread in the Waterfront park before the 4th of July.
20. 4th of July event was held at Jeannette's because of rain and was very successful.
21. Labor Day event will be held on Sunday, September 6 at 1:00 pm.
22. Beautification Committee will meet today at 1:00 to refine the event. And turnout at Wednesday gatherings has been consistent at 10-15 people.

Website

23. Everett advised he has done some refinement to the Website; there were over 1000 sessions over the last 30 days. Save the Date has been added for the Annual Meeting and will be added for Labor Day Event.
24. The Board agreed there is significant improvement in the Website and usage will be tracked.
25. Rentals have been added to the ILE Property Sale page.

Unfinished Business – Rose Cook variance

26. The Board agreed the Variance should be brought up again at the Annual Meeting and added to the Ballot. The Board will divide up names and contact the membership to try to encourage them to turn in their votes. Barbara will rework the ballot for the Board's approval and assign names. Jeannette questioned whether an email would be a viable vote. Michael agreed that digital voting is acceptable. Eighty percent is the turnout needed.

New Business – Reconsideration of Architectural Control Regulations

27. Changes to a Lot - The proposed change regarding tree removal met with disapproval by the Board. Everett made a motion to not accept the change; Jeannette seconded. The motion passed. The change was not approved. It will be sent back to the AC.
28. Changes to a Lot – Addition of word 'perc' in front of test. Everett moved to approve this change. John McClung seconded. The language change was approved.
29. Construction – Discussion ensued over the timeframe of clearing a lot for septic and construction of the house. The Board approved the language that there should be a time limit for building once there is a permit for the septic but that the Board could have discretion over extenuating circumstances. Michael will ask Aleta to change the language with that understanding. The Board also discussed the pros and cons of clearing a lot for putting in a septic system without building, in order to make a lot more salable. Removal of debris was also considered. The Board agreed the AC should modify the language; more study is needed; Michael will inform Aleta that the wording regarding the septic system was not approved.
30. Trailers, Mobile homes, RVs, etc. – Language adding the word “camping” to trailers as permanent or temporary dwellings was proposed. Everett moved not include the word ‘camping’ in front of trailers, John Pappas seconded. The Board voted to not include the word ‘camping’.
31. Trailers, etc – Discussion of wording regarding screening from prominent view, RVs , and other trailers parked on property, not used as permanent or temporary living space. The Board discussed the importance of notifying the Board of extenuating circumstances of trailers parked for work, visiting relatives, etc. Everett moved to approve the language as proposed, the Board approved. Barbara suggested Michael notify the membership of this at the annual meeting. Michael agreed.
32. Trailers, etc – Discussion of parking an RV or trailer on an unimproved lot was considered. The Board agreed to ask the ACC to modify the language to move the statement above the sentence regarding Extenuating Circumstances. Everett moved, Jeannette seconded, and Michael will take it back to the ACC.
33. Signage – The Board discussed adding security signs. John McClung moved to add security signs to the language, Everett seconded; the motion passed. Michael will have Aleta re-do the modifications; and Board will look at it.
34. Burn Permits – modification to locations where permits can be purchased will added.

Plan Annual Meeting:

Saturday, September 12, 2015; 10:00 a.m.

35 .Michael reminded Committee Chairs to bring written reports to present at the Meeting. Gerry Gawronski will be contacted regarding a letter to present to the President on the Audit report. Beautification committee will be asked to furnish refreshments.

Review/Evaluate Secretary , Treasurer

The President endorsed both officers.

There being no further business, Everett moved to adjourn, John seconded;

The Meeting was adjourned at 9:48 a.m.,