

INDIAN LAKE CLUB, Inc. - Indian Lake Estates
D R A F T
Board of Directors Meeting
April 30, 2016

The Meeting was held at Lake Toxaway Firehouse and was called to order at 8:05 a.m.

Presiding: Michael Gould, President

Attending: Dick Hennig, Vice President, John Pappas, John McClung, Jeannette Lee, Treasurer
Barbara Pence, Secretary

By Teleconference: Melba Hernandez

Community: Everett Bedenbaugh for the Roads Committee

Minutes – February 20, 2016 - John McClung made a motion to approve the minutes, John Pappas seconded, and the minutes were approved.

Secretary's Report - Barbara applauded the efforts of Anne McClung and her committee at the Waterfront Park and the Board agreed the renovations were very beneficial for the community

Treasurer's Report –

1. Jeannette advised 85% of assessments have been collected for 2016; remaining total is approximately \$26K netting out Melin. A request has been made for an update on the foreclosure. Statements with interest and annual payment charges will be sent within the next couple of weeks. End of March cash on hand is \$254K. Of this total, \$11,115.00 has been paid on deposit for the replacement of guardrails. Upon completion the balance of \$11,115.00 will be due within the next 45 days.
2. Water systems expenses for testing/analysis have been higher. Dick will follow up to see if this will continue requiring a possible increase in the budget.
3. Funds allocated to the community park improvements were \$7000. The costs came in under budget at \$4585. Additional work is being done at the front entrance which will encompass some of the remaining budget. Anne requested John ask the Board for approval to use the rest of The Beautification Committee budget for other improvements. After discussion, the Board agreed that any additional projects should be presented to the Board for approval.
4. Repair costs for the washout on Indian Lake Road insofar are at \$10,900. Paving repair is still needed. Jeannette requested the Board determine which fund will pay for these costs. Further discussion will be brought up in the Roads report.

Committee Reports

Water

1. Dick received a letter from NC Water Resources requesting the tanks be painted. We have contracted with Jackson Wine (a Brevard contractor) to paint the tanks and pump houses in the next few weeks; cost is projected at \$2300.
2. NC Water also stated we cannot do additional connections without their approval. Dick discussed with Aubrey. An additional pump test may be required in the future; we may be able to do it in house.
3. A meter box above the Beaver Dam was damaged by the plowing, Carl Johnson will replace.
4. Roads have been marked for the new guardrails.
5. The Fire Department blew out and cleaned a culvert which was blocked behind the Coggins house. Dick requested a donation be made to The Fire Department in the amount of \$200 for their help. The Board agreed.
6. NC Water sent us a letter notifying us of a Revised Total Coliform Rule. Dick stated that Aubrey has advised we are in compliance.

Roads

Washout On Indian Lake Road

7. Everett advised culvert repairs on Indian Lake Road will be completed soon. Comporium has buried their cables. Dick Hennig arranged for final fill in preparation for paving. Weather permitting, Pisgah Asphalt will pave on Monday, May 2. Bid is approximately \$2772.
8. Everett thanked Dick for his help with the project.

Guardrails Replacement

9. Preliminary engineering and pipe/line location work has been completed. Installation by Asheville Fence will begin shortly. A sample of the color was approved by the Board. The community will be notified when we have been furnished with a start date.

Paving

10. Everett advised 2016 paving priority was established based on safety concerns, traffic density and esthetics of the neighborhood. Bids were requested from Pisgah Asphalt, Trans Construction, Tar Heel Paving and Harrison Construction. Bids were received from Pisgah Asphalt and Harrison Construction will possibly give their bid this week. Based on the first bid received, total cost would be \$49,950.

Paving recommendations for 2016 are as follows:

- a. 151 feet from Hollar's driveway to Beaver Dam
 - b. 164 feet uphill toward Hennig's
 - c. 455 feet Mohawk Drive to Hair's Driveway
 - d. 165 feet across Rainbow Dam
 - e. 121 feet from Noyes' driveway to Gibson's
 - f. 85 feet from McClung's toward Naylor's
 - g. 72 feet beside Coggins'
 - h. 207 feet from Five Points to above Pence's
 - i. 90 feet in front of Timms' house
 - j. 360 feet from Abrahamson's toward Toxaway Trail
 - k. Pothole patching Cherokee Circle/Indian Lake Road/Toxaway Trail
 - l. Deteriorated culvert replacement
11. Everett advised if this work was completed, the primary community roads would be in good shape. Jeannette questioned timing; Everett advised work would not begin later than August.
 12. The Board discussed financial considerations; John McClung made a motion to approve the expenditure, Melba seconded; the Board approved the \$49,950 for the paving.
 13. Secondary roads to be considered next year; Mohawk, Qualla Trace, Tellico Lane, etc will be looked at. Paving is projected to last about 10 years, but road maintenance will continue to be an ongoing project.
 14. Jeannette questioned the possibility of paving a small apron near the steps to the Waterfront Park to alleviate the loose rocks. Everett will follow up.
 15. Myers Mowing began road maintenance this week; the Board agreed they were doing a good job.
 16. The Board thanked Everett for his hard work.

Website

17. Everett advised he had set up a slide show on the website to show the improvements at the Waterfront Park.

Lakes and Dams

18. John Pappas questioned frequency of mowing of the dams. He will follow up with Myers.
19. John reported algae in Rainbow Lake and Indian Lake. Mountain Lake and Pond will give us a quote to treat the algae. Prior year costs were \$1000 per treatment. There is a budget for this.
20. John reported debris at the spillway which will have to be removed. He will work to find someone to help move it; possibly Myers.
21. John advised we have received a response to the EAP, requesting several revisions. He will work on it.

22. John met with Foster Lake and Pond Management out of Raleigh. They looked at Rainbow Lake Dam and advised it is in great shape; there should be no problems. There is probably no reason to regulate the level of the lake; it only moves about a foot up or down at any time.
23. Foster Lake and Pond looked at Indian Lake Dam with John. They would like to bid on the dam repair project.
24. Discussion was held about lowering the level of the lake for the repair. Foster advised this could be done by siphoning the water from the lake without the use of the valve. John advised there were alternatives to be looked into; possibly putting in our own siphon system in the future.
25. John advised that we have not had any recent critter activity of concern.
26. John will continue to follow up with DENR for their approval to do the repairs at the spillway.

Architectural Committee - There was no news to report

Beautification Committee

27. John reported for Anne that the updates to the park have been completed and overall we are very pleased with the results.
28. The work at the ILE entrance will begin on Tuesday, April 26. At that time Deb Good will relocate some existing plants and install new plants that won't be harmed by a late freeze. Once the danger of a freeze has passed, she will complete the project. Anne has located a water hose at the entry spigot for watering purposes until the rains return.
29. Anne reported that a picnic table had been flipped onto the horseshoe pit and was damaged. John McClung has repaired the table. It was also noted that some hostas had been removed from the Park. Larry Pipkins has relocated and replanted hostas along the bank and picnic area.
30. A work party was planned for Tuesday May 3 to clean the picnic tables at the Waterfront Park and relocate plants from the front entrance.

Old Business – Cooper Property

31. Michael advised that there had been some modifications regarding the lots which held up the transfer of the deed. That has been resolved and should be completed within the next 30 days. The title will be transferred to Indian Lakes and we can sell it; the lot would probably support a small house.

New Business – Taxes/QuickBooks/Local Checks

32. Taxes have been filed.
33. Jeannette advised that journal entries made over the years are keeping the books out of balance. The CPA suggested we close out our QuickBooks and begin with a new system. Jeannette advised the purchase of a new program would cost \$219.00; The Board approved the purchase
34. Jeannette asked that before local checks are written she should be advised.

Tickler – Nominating Committee

35. Michael will contact last year's Nominating Committee. Barbara will advise the term expirations.

President's Quarterly Newsletter

Canoes

36. The Board discussed the lack of space for new canoes and canoes that are taking up space that are not being used. Michael will follow up with residents who have not responded to earlier requests. Michael will put a notice in the Newsletter.

Wednesdays at the Waterfront

37. John McClung advised Susan Scuillo will coordinate. The gatherings will begin in May.

Auditor

38. Jeannette advised that Gerry Gawronski agreed to be the auditor.

Other Business – Melin

39. Attorney Doug Campen will refile the lien.

Green Bankruptcy

40. Notice was received that the bankruptcy was settled; we were not included. Michael advised our lien was invalid. A lien must be filed by an attorney. Michael asked the Board for authority to consult with an attorney; the Board agreed.

Trails of Carolina

41. Don Hair and John McClung attended a meeting of Trails of Carolina camp. They explained their program of wilderness therapy for troubled youth. Previous incidents of youth escaping were discussed. The Camp advised they are now working with Police and the Fire Department to stay on top of any issues regarding campers. They also advised they are doing a better job of screening campers. Campers wear a uniform of a blue long sleeved shirt or a red hoodie.

There being no further business, Barbara made a motion to adjourn, Melba seconded; the Meeting was adjourned at 9:55 a.m.