

**INDIAN LAKE CLUB, INC. – Indian Lake Estates**

**D R A F T**  
**Minutes of Annual Membership Meeting**  
**September 12, 2015**

The Annual Membership meeting was held at the Lake Toxaway Fire and Rescue, 850 Blue Ridge Road, Lake Toxaway, NC, on September 12, 2015.

The Meeting was called to order at 10:03 a.m.

**Presiding:** Michael Gould, President

**Attending:** Dick Hennig - Vice President, Jeannette Lee – Treasurer, John McClung, Everett Bedenbaugh, Barbara Pence – Secretary

**Teleconference:** John Pappas

**Members:** 24 members representing 59 lots  
All attendees introduced themselves.

**State of the Community:**

(See separate addendum “State of the Community” report)

**Quorum:** The Secretary advised that a quorum had been established

**Minutes:** Minutes of the September 6, 2014 Annual Meeting were approved; motion made by Vivian Vlahon-Snyder, seconded by Chris Bartol.

**Committee Reports:**

- Water:** 1. Dick Hennig advised that we have had very few water leaks this year. However he expressed his concern for the condition of the water tank which is 30+ years old. It passed inspection by the State last year; it will be inspected again in 2017. Dick is working with Aubrey Deaver, who maintains the system, on a price of replacing the tank; cost is unknown, but we should be looking into it. Toxaway well should have no problems.
2. A leak under Pete Harris’ driveway was of some concern because pipe was very brittle; Dick is working with Carl Johnson who repairs pipes to see if it is feasible to move the line away from the Harris driveway. That driveway was patched. Dick also acknowledged the help received from Frank Campbell on the Water Committee

- Roads:** 3. Before his report, Everett acknowledged the amount of time the Board spends on community affairs; advising that sometimes Board Members spend 20-40 hours per month.  
(See separate addendum “Road Committee Report”)  
Everett thanked his Committee Members

- Website:** 4. Everett advised the website has been redeveloped with new software, WordPress, and is much easier to work with and is more flexible. Everett also explained that the Website is a resource for club documents, and for club property for rent or sale.  
(See separate addendum “Website”)

**Lakes and Dams:**

5. Frank Campbell presented the Lakes and Dams report for John Pappas  
(See separate addendum “Lakes and Dams”)
6. Frank acknowledged the long hours spent by John Pappas working on Dams with NCDENR and advised we owe him a big debt of gratitude for his efforts. Frank also thanked John McClung for his help.
7. Dick Revie questioned why Rainbow Lake is no longer being regulated by the State. Frank advised it is because of the size of the lake, but that we still have to repair the culvert and that we will look into culvert repair in the future.

**Architectural Control:**

8. John McClung acknowledged the members of his committee and gave the report  
(See separate addendum “Architectural Control.”)

9. Members questioned where burn permits could be obtained and were advised the Fire Station and Bear Tracks were two places; information could also be obtained from the Transylvania County website.

**Beautification Committee;**

10. Anne McClung presented the report. (See separate addendum, Beautification Committee)

11. Anne requested a volunteer to host the Christmas Party.

12. Holly Black expressed concern of tree canopy on the road which could possibly cause problems in the winter. Trees were trimmed a couple of years ago, but there is a lot of growth. Everett will look into it.

13. Vivian questioned the condition of the wood guard rails along Indian Lake Road, Michael advised the road committee would be considering this repair in its 2016 budget.

**Treasurer**

14. Jeannette thanked the Board and the Finance Committee for their patience as she has learned how to communicate the finances.

15. She advised the finances are in good shape; Income to budget is 95%. Bad Debt has been dropped from 10% to 7%, including properties in foreclosure/bankruptcy or those with liens.

16. There is an overage in General Maintenance due to spending for dead tree removal for about \$2K, and an overage in roads of \$850 for repaving for water leaks

17. We have increased the budget for the dams from \$75K to \$100K for 2016. If there is an overage, we do maintain a \$75K reserve balance to avoid a special assessment.

18. Jeannette advised she does not see any problems going forward; the information on the website has been revamped to show accountability directly to the checking account and funds we have on balance.

**Budget:**

19. Jeannette thanked her committee for their work on the 2016 Budget. Improved lot assessments will remain at \$984 and unimproved lots will be \$840. The difference is the variable costs incurred by water use on improved properties. The unknown cost of dam repair as well as infrastructure repairs (railings, water tanks, etc.) will cause the assessments to remain unchanged. We will see some increase in Community Budget, adding \$1K for Algae treatment and \$1K for pest control. Website maintenance should run about \$250. There is also an increase in roadside maintenance to cover tree trimming and removal where needed.

20. Final Asphalt Loan payments will be made next month, with one last payment to be made in February. This will open up \$18K to be used for infrastructure or where needed.

21. Operating Expenses of \$45K - \$47K remain constant for water, community maintenance and administrative costs; Legal expenses have been increased to \$5K to cover fees incurred in foreclosures and pursuing other legal matters.

22. Gerry Gawronski advised that in addition to the \$75 reserve, we also have another \$47K in the bank. Michael agreed that financially we are in a strong position with the unknowns of dam repair so we want to be conservative with our funds.

**Audit Report:** 23. Gerry Gawronski advised the invoices/checks/statements are all in good order and complimented Jeannette on her hard work in taking over the finances. Michael also thanked Gerry for his help on all the committees on which he serves.

**Nominating Committee:**

24. Michael advised he will serve another three years and will serve as President for the coming year.

25. Anne McClung reported for the Nominating Committee of Aleta Tisdale, Susan Scullo and herself. Nominees were Michael Gould and Melba Hernandez; both are elected to the Board. Michael advised that Melba was unable to attend the Annual meeting, but that she will teleconference in the Board Meeting.

**Variance on Setback Requirement:**

26. The Secretary advised that after two attempts of sending ballots, we received a response of 70 Votes for the Variance and 5 Votes against the Variance. For the Variance to pass, a 67% response or a total of 87 votes is required. The Variance did not pass.

**Other Business**

**Roadside Maintenance:**

27. Joanne Revie questioned whether mowing of the front entrance could include the roadway leading up to the entrance to keep the entrance looking good. John McClung questioned the leaf blowing at the front entry as well.

28. Jeannette advised the budget for roadside maintenance is \$8K, with an additional \$720 for each dam cut.

29. Several members were unhappy with roadside mowing and clean up; a few members mentioned further tree removal needed.

30. Everett advised he will follow up with Robb Bennett on road maintenance, trimming of rhododendrons and will look into future tree removal needs.

**Communication:**

31. Several members discussed the importance of open communication with the Board when issues arise. Michael agreed and stated that we all live in a beautiful community and it is important to be generous with each.

32. Nancie Naylor thanked the Board for their hard work.

There being no further business, a motion was made and seconded to move the meeting to adjournment at 11:21 a.m.

**ADDENDUMS:**

**State of the Community Annual Meeting September 12, 2015**

**Good Morning! Since many questions may be answered during the presentations by each committee, please hold your questions until after the presentations. We will be pleased to respond to questions at that time.**

**Introduction:**

**The State of the Community is very good. Indian Lake Estates is a beautiful community and we are indeed fortunate to live here. The Club's finances are sound, homes are being built, lots are selling, paving has been completed for 2015 and the Dam Repair project is still moving forward.**

**Appreciation:**

**Everett Bedenbaugh has completed his term on the Board of Directors. As a former President, Everett was responsible for bringing a high level of professionalism to the job and instrumental in revamping the Club's finances. He has served the community well as an ambassador to all. We on the Board will miss his steadfast presence, his wisdom and sound judgement. Everett will remain as Chair of the Road Committee, so I am pleased that he will continue to serve in that capacity. Please join me in thanking Everett for his past and future service.**

**Volunteers**

**Thanks to our volunteers for their help in maintaining our subdivision.**

- **They have maintained the Club's furniture.**
- **They kept the entrance, waterfront park and other common areas attractive and well maintained.**
- **They created the art work for the bulletin board**
- **They made financial donations for projects**
- **They organized the Wednesday socials, picnics and holiday parties and opened their homes for these functions.**
- **And they did much more!**

#### **Board's Activities and Decisions**

- **The Club's finances are sound and our reserves are more than adequate for our budgeted infrastructure and any unforeseen obligations.**
- **We have had to place a lien on several properties to secure assessments that have been unpaid. The property owner has filed a Bankruptcy proceeding. For this reason, we have written the debt off since we do not know the amount that creditors will receive. We have filed our claim with the Bankruptcy Court. We have also written off another debt. However, we have a lien on that property as well. Otherwise, our accounts receivable are in good order, and the installment payments have worked well for residents and the Club.**
- **We have recently completed paving roads throughout the community. We spent over \$30,000 in paving and had initially planned more paving. However, the Board decided to not to spend the \$60,000 requested by the Road Committee since the Dam repairs have not been contracted. Additional paving will be scheduled for next spring.**
- **On the subject of the ongoing Dam repairs, the North Carolina Department of Environmental and Natural Resources had several questions regarding our Plan and after consulting our engineering firm, the Plan has been revised. We are now waiting for NCDENR's approval before contacting the work. I wish I could tell you when that would occur, but we will act as soon as we get approval.**
- **The water system is in good order with minimal leaks and equipment failures. However, we are evaluating updating Pump House equipment and obtaining estimates for moving a water line.**
- **The Architectural Committee has revised the Regulations with the Board's approval as building activity has increased throughout the community.**
- **The Community Website has been redesigned and improved. I believe it is an asset to the community and we should promote it to realtors and prospective residents.**

#### **Concerns:**

**Security has been a concern during the past year. We have had several break-ins during the winter months when many homes were not occupied. Some boats have been used by persons other than their owners and abandoned at the lake.**

**In response, we organized a meeting with the Transylvania County Sheriff's Dept.**

**We received good advice from Officer Chad Owen at that meeting in April. We have put up an additional Neighborhood Watch sign and asked everyone to remain vigilant and report any suspicious behavior to the police. John McClung is in charge of our neighborhood watch. If anyone would like to volunteer to help watch neighbor's residences during the off season, please contact John. Please keep in mind this does not mean confronting strangers, but rather contacting the proper authorities of suspicious behavior.**

**We also received a quote from a Security Company to install cameras and recording devices at the entrance to the community. The Board decided not to proceed since the estimate was for about \$8000.00. We did agree to evaluate the situation later this year if we have further issues. The Sheriff's department recommended private security systems as an effective deterrent.**

**Closing:**

**Thank you for your support during the past year. It has been a learning experience for me and I greatly appreciate the help and support from you all and my fellow Board members and, especially, Everett. I hope that he doesn't mind giving me advice from time to time in the future. I need all the help I can get.**

# Road Committee Report

September 12, 2015

## Snow Removal

This year we had a new contractor, Buddy Owens. It was very difficult to find bidders. Buddy was the only bidder. There were a few logistics problems the first snows but Dick Hennig worked with the contractor to correct the shortcoming.

## Roadside Maintenance

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This year's roadside maintenance contractor was instructed to use the same procedures for trimming as was used in 2014. Additional clearing was done at the intersections of Indian Lake Road and Hiwassee Road and Indian Lake Road at Toxaway Trail. A number of dead trees along the roadways were removed.

## Paving

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The Board authorized \$30,000 for paving. This was less than the Budgeted amount since the cost of the Dam Project was unknown and there was anticipation that the cost of the dam project may exceed its Budget. Bids were requested from three contractors of which two replied with very similar bids. Pisgah Paving was awarded the job. The job was completed satisfactorily.

**Areas that were paved:**

- Lower Cherokee @ Hiwassee
- Rainbow's End for 370 ft
- In front of 392 Cherokee Lane
- Upper Hiwassee for 380 ft

- Indian Lake Road below the Aciemo home for 250 ft
- Near 273 Hiwassee Road
- Indian Lake Road about 75 foot from Toxaway Trail
- Apron @ Sequoia
- Well House Drive
- Patch driveway taken up for repair of water line
- Patch on Rainbow Lake Dam (no charge)

Late winter 2016 the committee will evaluate the roads to determine which areas are the most deserving of funding for paving. The two factors that will be used in determining the priority will be:

- SAFETY
- TRAFFIC FLOW

## Committee Members:

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- Everett Bedenbaugh – chairperson
- Pat Hawkins
- Fred Peterson
- Gerry Gawronski

# Website



September 12, 2015

## New and Improved Website

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In late 2014 Liz Polfos was contracted to reconstruct the community's website using WordPress. The new site was up and running in early 2015. Everett Bedenbaugh has assumed the responsibility as the webmaster. New pages and enhanced content have been added to the site. The site is attracting approximately 2400 users/90 days.

## A quick review of what is offered

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Home page gives an overview of what is happening in the community and list of recent updates to other pages

About Us provides a brief history of the community plus a gateway to the President's Newsletters, list of committee members and Board of Director members

Events contains calendar of events

Photo Gallery contains a photo history of the community. All members are encouraged to submit pictures for the Gallery.

ILE Info is the place to find important Club documents such as the By-Laws, Covenant, Architectural Control Regulations, etc. This section contains details on community property for Sale or Rent. Sale/Rent information can be submitted by the owner or realtor.

Members ONLY section is password protected. In this area resides:

- ✓ Meeting Minutes
- ✓ Budget Details
- ✓ Monthly Budget Reports
- ✓ Bulletin Board
- ✓ Club Contact Information
- ✓ Annual Meeting Materials

Everett Bedenbaugh - Webmaster

Architectural Control Committee Report for 2015 Annual Meeting, September 12, 2015

Committee Members:

Michael Gould, Dave Abrahamson, John McClung, Chris Bartol, Aleta Tisdale – Chair

**Thank you to all members for their work on, and dedication to, this committee.**

**Projects:**

**Houses:**

1. The Acierno home was completed in November, 2014.
2. The Gorman home is well underway and is expected to finish in 2015.

**House addition:** The Lee home roof extension project was completed this summer, along with a new roof.

**Docks:**

1. The Richardson dock was completed this past summer.
2. The Gorman dock was completed this past summer.

**New Owners - Lots and Homes:**

1. Amanda Reid purchased the Cooper home on Toxaway Trail.
2. Phillip and Michelle Davis of Pisgah Forest purchased Lot 2, Section 10 on Indian Lake Road.
3. Melba Hernandez and her parents purchased Lot 16, Section 2 on Indian Lake Road.
4. Mark Gilbert and Janet Morin purchased Lot 4, Section 6 on Rainbow's End.

**Welcome to all new members!**

**Architectural Control Regulations Updates:**

1. Clarifications have been made to the definition of trailer types with regard to the regulation requiring that RVs, trailers, etc., be screened from prominent view.
2. ILE burn rules as stated by North Carolina on the back of the burn permit have been restored to the ACRs on the web for the convenience of ILE club members.
3. The 'one year rule' for construction time has been clarified to start the clock when construction begins.
4. Signage clarifications – security system signs are expressly permitted.

Submitted by Aleta Tisdale, ACC Chair

**Indian Lake Estates**

**Lakes/Dams Committee Report**



**Board Meeting  
September 12,  
2015**

**Lakes/Dams Committee Members**

John Pappas, Board Member and Committee Chair

Jerry Hollar

Frank Campbell

Fred Markert

**OVERVIEW**

The lakes are doing well and the fish population is thriving. But not without some issues. We have not seen a re-emergence of algae in either lake this year. We are still under a Letter of Deficiency from NCDENR due to issues with the spillway.

We completed a new Emergency Action Plan for the Indian Lake Lower Dam and have it submitted, though not yet approved. Lastly, we are working on the mechanism that controls the flow of water through the dam's culvert (pipe), we are not confident that we can adjust it as needed. With the recent (August) dry weather, the lake level has gone down and we are working to control it with this mechanism.

Again this year, Jerry, Fred and Frank have been essential to the management of the lakes and dams. Please help me thank them for their work to make our big feature, our main attraction, the lakes, a rich and verdant part of the community.

**Emergency Spillway Repairs at Indian Lake Dam**

In 2014 we hired a new engineering firm to take a different approach to the repair of the emergency spillway (the concrete trough running down the back of the dam). Ed Medlock

Engineering is now our new engineer of record for this project and is working to document the new repair approach and get it approved by NCDENR.

We completed repair plans and submitted them at the end of 2014 and NCDENR did not approve the plans but rather came back with questions to clarify and address concerns. Medlock Engineering has addressed the questions and concerns and resubmitted plans to NCDENR for approval. This took place in July.

We are waiting to hear approval or next steps from NCDENR. Based on the recently submitted plans, we expect to see an increase in repair costs, but do not have exact cost figures. We have raised the repair budget for the spillway from \$70,000 to \$100,000. Frankly, responses from NCDENR have been extremely slow. We can't predict when we can get the "green light" to move forward on the repairs. We expect it to be 2016.

## Indian Lake Drain Adjustment Mechanism

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With the recent dry weather, we have seen the lake level go down. The drain mechanism at the bottom of Indian Lake is adjustable and controls the flow of water through the dam, using the culvert or pipe at the bottom of the dam. We have recently had difficulty adjusting the flow of water and closing the drain completely.

As a result, we are working with McCall Diving out of Salem, SC to investigate and fix the valve mechanism and drain box lid. We have identified the problem and applied a temporary fix. We are holding on to our water. We are waiting on a full report from the diving company and proposal for repair. We think it is repairable.

## Fish Population

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The fish population is strong. Catching 2-4lb bass! Many minnows sited. Catch and keep policy now in place. Magnificent bass to roam our beautiful lakes and a treat for our fishermen residents!

## Lakes and Dams - Critters

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2015 has been similar if not slower than last year. Besides the occasional groundhog on the back of the dam, we had a large beaver at Indian Lake. We continue to work with Any Mull and he continues to do a good job of removing these destructive animals. We will need to continue to budget for animal removal. And please keep your eye out for rodents and water mammals that may try to homestead on our lakes. Please let us know if you see any animals potentially living on the dams.

## Algae, Pond Weed and Grass in the Lakes

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Not been an issue this year. Please again, keep watch and let us know if you see any water quality issues.

## Emergency Action Plan for Lower Indian Lake Dam

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NCDENR created and now require a new Emergency Action Plan (EAP). This whopping 75 page document is staggering in its complexity. Regardless, not having a choice, we recently completed the new format and submitted the EAP on August 3. We are waiting for feedback on the plan. According to NCDENR, the Rainbow Lake dam is no longer regulated by the State and the main dam is called Lower Indian Lake Dam. FYI. We are waiting on feedback from DENR on the plan. If anyone is interested, we are happy to share it with you.

9/12/2015

Beautification Committee Annual Report – September 12, 2015

Committee members; Anne McClung, Joyce Bedenbaugh, Madonna and Jerry Gawronski, Joanne Revie, Linda and Don Hair, Larry and Sandy Pipkins, Lois and Bill Noyes, Barbara and Skeeter Pence.

Wednesday evening gathering began mid April and the turnout weekly has been fantastic.

The park received a new layer of mulch in time for the July 4<sup>th</sup> holiday party.

Currently looking for names and phone numbers of your favorite handy man to give bids on some park improvements slated to be completed this winter.

And last, but certainly not least, we will be gathering for a Christmas celebration in early December....BUT, we need a volunteer to host the Christmas party.....anybody interested?

