

INDIAN LAKE CLUB, INC. – Indian Lake Estates
D R A F T
Board of Directors Meeting
April 18, 2015

The Meeting was called to order at 7:59 a.m

Presiding: Michael Gould, President

Attending: Dick Hennig, Vice President, John McClung, Everett Bedenbaugh, Barbara Pence, Secretary

Absent: John Pappas, Jeannette Lee

President's Report: The President reported that other than security issues, all is quiet.

Community: There were no representatives from the Community.

Minutes – February 21, 2015. Everett made a motion to approve the minutes, Michael seconded; the minutes were approved.

Secretary's Report: Barbara had no news to report.

Committee Reports:

Water: 1. Dick reported no problems, the shut off valve at Jeannette Lee's home was replaced and he will get an estimate for the replacement of pipe under the Harris drive.

2. Snow plowing went well this winter with the exception of one very icy week; Dick was pleased with our contractor.

Roads: 3. Everett advised that The Board has authorized the committee to spend up to \$30K on paving during the Spring of 2015

4. Proposed paving for Spring 2015 includes Upper Hiwassee Road, Rainbow's End, Indian Lake Road from Campbell down toward new house, Patching Harris driveway, Patch pavement drop off at Coggin house, driveway into ILE well below Coggin House.

5. Any remaining funds would be used to pave Cherokee Circle upper part, Lower Cherokee Circle, potholes near Hiwassee Road, Indian Lake Road from intersection with Toxaway Trail for 100 ft.

6. The project will be estimated during the week of April 20. Three of the Contractors which have been contacted are a part of the same company. Everett will continue to search for an acceptable bidder.

7. Discussion was held as to whether an 1 1/2 inch layer was sufficient; it was decided with our low traffic volume it would work. In places where the road is down to the dirt, we may need to remove the old asphalt, haul it out, and add 2 inches of gravel and a new topcoat. Tar and gravel is another option, but cost is the same as the asphalt.

8. As John Pappas is having difficulty finding a concrete contractor, Michael asked Everett to check with the Asphalt contractors to see if they might have any recommendations, perhaps from local companies.

Lakes and Dams:

9. **Dam Repair Update:** John sent in a written report stating that we received a clarification letter from NCDENR with technical questions regarding our repair plan for Indian Lake Lower Dam. Our engineer, Ed Medlock is working with NCDENR to answer their questions. Until we have approval, we cannot move forward on the repair. Michael will follow up with John and Ed Medlock to be sure there is no hold up on our part.

10. We continue to seek bids for concrete work that is a part of the required repairs and are awaiting a proposal. John requested help finding additional concrete contractors.

11. **EAP:** John is working on updating the EAP. It is an extremely difficult Microsoft Word file. John received a proposal from an outside firm to complete the EAP, but their fee was \$13K. He advised that help from the state is minimal. He will keep trying to complete it himself.

12. **Water Quality and Algae:** The Lakes look good. Now is the time to watch for algae forming in the lakes. We did a one-time treatment last year and were offered a maintenance contract which we passed on for now. We will watch and see how the summer goes.

Architectural Control:

13. John McClung advised that Aleta has worked with Brian and Jan Gorman and their construction plans have been approved by the AC committee and they are ready to begin building as soon as they have the Board's approval. Dick moved to grant them final approval, Everett seconded, the motion passed. An approval letter will be sent to them by the Secretary for their signature.

Beautification:

14. John McClung reported from Anne that all benches are back, the picnic tables and set up and cleaned; Frank Campbell helped clean up dirt on the dock. The Wednesday evening gatherings have begun. Barbara will clean the dock chairs and they can be returned to the dock.

Treasurer's Report:

15. Jeannette sent in a written report. Current assets show funds in the bank of \$250K, of which \$70K is set aside for emergency reserve. Income for Jan-Mar is \$72.9K

16. Jeannette continues to work with members who have past due balances and will be sending out notices and interest charges over the next few weeks. The Board discussed possible help of an attorney to help locate a member whose statements are being returned.

17. Discussion was held about sending 1099's. Michael will follow up with Jeanette to send 1099's to those members with loans.

18. Expenses look good, main challenges going forward will be with lakes and dams and roads.

19. Everett moved to accept the Treasurer's and all committee reports; Michael seconded; the motion passed.

Unfinished Business:

Community Security:

20. A Community meeting will follow the Board Meeting. Everett advised that in looking at security cameras he found we would have to have onsite monitoring, cable run, internet connection and multiple cameras which could cost in excess of \$10K. The Sheriff will talk to the community at the meeting.

Green Foreclosure:

20. Everett made a motion to have the Club make an offer to the court trustee to take ownership of the properties as full settlement of Green's debt to the Club. John seconded, Michael will contact the bankruptcy attorney.

ILE Website Development:

21. Everett advised the new website is up and totally functional. WordPress is the tool used to develop the site by Elizabeth Polfus. After site construction was complete, information was updated with help from the Board and Aleta Tisdale.

22. Response to the site has been very positive. Cost was \$1200. Everett Bedenbaugh will assume the responsibility for maintaining information on the site after additional training. Cost of training will be \$200.

Proposed ILE Ballot – Variance – Rose Cook

23. A ballot will be sent to the members requesting a variance from the Setback requirement for Rose Cook's property to allow a home to be constructed at Section 1, Lot 7, Indian Lake Road, 10 feet from the edge of the road right of way on front line of that lot. All members will be asked to vote.

Next Meeting will be June 13, 2015

There being no further business, Everett made a motion to adjourn, Dick seconded, the meeting was adjourned at 9:10 a.m.