

**INDIAN LAKE CLUB, INC.**  
**Indian Lake Estates**  
**Board Meeting Minutes**  
**December 9, 2017**

**Presiding:** John McClung, President

**Attending by Teleconference:** Dick Hennig, Vice President, Jeannette Lee, Treasurer, Barbara Pence, Secretary, Michael Gould, Melba Hernandez, John Pappas

**For the Community:** By Teleconference: Everett Bedenbaugh

**President's Report:** John reported snow in the community.

**Minutes:** A motion was made by Dick Hennig to approve the minutes of the September 9, 2017 meeting, it was seconded by Melba; the minutes were approved

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

**Treasurer's Report:**

1. Jeannette advised income received \$116,385 of which \$6965 is for 2018 assessments. Income received for 2107 assessment year is approx. \$111,805. Statements for open balances were mailed last week; 2018 assessment invoices were mailed in November.
2. Current AR is \$9,253 which includes amounts due from past years. Notice of lien has been issued against one resident. An installment payment offer will be made to another resident in arrears.
3. Cash on hand is \$205,969. Jeannette does not anticipate any unexpected invoices and asked the Board to turn in any unpaid invoices for 2017 during the month of December. She expects our financials to come in \$8,000 under budget.
4. A new version of QuickBooks has been established for 2018. Jeannette will provide John McClung with an additional set of the books to protect the community records.

**Community Speaks:**

5. Everett Bedenbaugh reported that he and John Pappas have been working with Comporium to discover the cause for the poor internet service in Indian Lake Estates and to determine a solution.
6. Problem seems to be with the server and the old cable running into our homes causing shut downs with more than one household user.
7. Answer is need of a bigger pipe coming into the house, upgraded to coax cable. Comporium has completed this upgrade to the foot of Slick Fisher Road at 281, but it does not continue further north. To complete the upgrade into ILE requires re-wiring of every house
8. The Community needs to lobby Comporium to complete this upgrade. Discussion was held as to efforts needed by the Community to go forward with the Attorney General and Comporium to lobby our case. The Board agreed we would like to comply.
9. John Pappas and Everett will follow up with the wording of letters to be sent from the Board and the ILE Club and the Community to the State about the poor internet service we are paying for, and to Comporium requesting they upgrade the service in our neighborhood. Everett suggested we also contact our Lake Toxaway State Representative as well.

10. Danny Pate earlier suggested we could get a group of people who would be willing to pay a little more for better service. This could also be explored.

**Water:**

11. Dick reported an ongoing search since Thanksgiving for a water leak on Indian Lake Road has been narrowed down to an area between Hiwassee and the Hollar home. A leak has been discovered in a driveway which is to be repaired Monday. Dick hopes that this is the source of the leak which is using an extra 3000 gallons a day. Crews have been out twice; cost of this search will be approximately \$1000 this month.
12. Dick reported he is getting some prices on placing three meters in the ground which could give us the direction of future leaks without having to check every home.
13. If water pressure drops, another valve could be opened.
14. Dick advised the Christmas party is postponed until December 16 because of weather.

**Roads:**

**Snow Removal**

15. Buddy Owen is handling snow removal for 2017/2018. His contract has not been returned; Everett will send another contract to Dick to be signed.

**Roadside Maintenance**

16. Everett has met with Alex Ingles discussing adding to the 2018 contract additional maintenance for the months of January, February and March at approximately \$700/month. This would keep roads clear of debris and ditches cleared out. Jeannette advised the budget could support it and that she felt it was a good idea. The total contract would be \$26,300. (\$2191 per month) Everett will re-write the contract to this effect.
17. Jeannette suggested adding auto-pay to the contract as well for general maintenance, but not for dam cutting.
18. A motion was made by Barbara and seconded by Jeannette to upgrade the contract for the additional three months and to add auto pay; the Board approved.
19. Some areas of ditch erosion have been identified. By the next Board meeting, a project will be submitted.

**Lakes and Dams:**

20. John advised there is not much to report. We are stalled out with an information request from DEQ that needs to be addressed by Ed Medlock Engineering. Most issues can be addressed, but one, the H & H Study is an open switch.
21. The H&H calculation is basically a simulation model calculation done by a specific fluid dynamic engineer. This deals with the voracity of the spill itself. Medlock does not have this expertise. Calls have been put into Jesse Jacobson with Bunnell-Lammons Engineering, but we have had no response.
22. John Pappas will widen his search for an engineer, will ask John Gorman for his advice as well. He will get back to the Board when he has answers. John may call Terry Allen as well.

**Architectural Control:**

23. Michael had no news to report; no pending improvements or building plans have been submitted.
24. A suggestion had been made to consider lowering the square footage requirement of new ILE construction; Michael advised for the Architectural Committee that this action would probably not encourage a wave of new construction and the construction

of smaller, less expensive homes would not be beneficial to the property values of current homes. Several realtors were consulted and the resulting advice was that this would negatively impact the existing property values. The Board discussed and decided to leave the square footage requirement as it stands.

**Beautification Committee:**

25. John reported for Anne that the Fall Decorations were removed and Christmas Decorations put up at the entrance. Picnic tables have been stacked. Chairs from the dock have to be put in storage. John and Anne will follow up.

**Old Business:**

26. Accounts Receivable – Policy for Liens. The Board discussed and decided to not establish a policy and to leave it on a person by person basis.

**Tickler:**

- Contract Update and Road Maintenance Contract** – covered earlier in the meeting  
**EAP** – Reviewed last year, no new requests have been received.

**New Business:**

27. Several trash bags were found off the roadway in the neighborhood. A resident pulled up the bags, and John and Jeannette searched them to find the name of a local worker. He was contacted; after denying the action, he admitted it was his and he did pick up the trash. The Board discussed banning him from working in the community; they will consider this before the next meeting in February.

**Other Business**

28. Jeannette reported that the upgrade of the Lake Toxaway Fire Department to Class 5 instead of Class 7 because of additional training knocked \$200 off of her homeowners insurance. This reduction would occur at the annual renewal of the policy; Jeannette suggested we notify the community to follow up with their insurance companies. John will include this in the next newsletter
29. Everett asked if the yard trash dumped off Pathkiller was a problem. He was advised that as long as it was limbs and debris from road clearing, it is not a problem at this time.

**Next Meeting – February 10, 2018.**

There being no further business, the meeting was adjourned.