

**INDIAN LAKE CLUB, INC.**

**Indian Lake Estates  
Board Meeting Minutes  
February 10, 2018**

**Presiding:** John McClung, President

**Attending:** Dick Hennig, Vice President, John Pappas

**Attending by Teleconference:** Jeannette Lee, Treasurer, Barbara Pence, Secretary, Melba Hernandez.

**For the Community:** There was no one in attendance.

**President's Report:** John reported all is quiet now, there was a fire at the Keadle home in early February and they have moved out while repairs are being made. The Gibson home has been sold to Bill and Charlotte Newman of Cecil, Alabama. They will be summer residents.

**Minutes:** A motion was made by John McClung to approve the minutes of the December 9, 2017 meeting, it was seconded by Dick; the minutes were approved

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

**Treasurer's Report:**

1. Jeannette reported a new set of Quick Books has been established beginning with 2018 assessment year as requested by the CPA. Two copies of the 2005-2017 history will be retained by the Treasurer and the President.
2. As the new Quick Books does not support a cash basis balance sheet, we will still make manual adjustments as the AR we use is the actual and correct balance,
3. Our financials for 2017 have been sent to the CPA and are ready. A contract is required hiring them on an annual basis. John McClung will sign and deliver the contract.
4. We have collected approximately 1/3 of our assessments for the year. Reminder statements will be sent this month as well as interest charges for past due balances. Jeannette recommended we look at past due balances at the next BOD meeting to determine if any lien notices should be sent.
5. Yardscape and A&D have been set up on auto pay as their invoices are monthly. An additional expense will show up in February for the tanks and LP at the pump houses need to keep the pipes and units from freezing. Total annual cost should be less than \$700. For this year we will incur an \$800 charge for installation and rent of two tanks. Annual rental fee is \$15 for each tank. Expenses will be recorded under Water System repair and maintenance.
6. Current cash on hand to January BS is \$224,518.16.

**Water:**

7. Dick reported we had a well house freeze up which is why we installed the gas heater; the only damage was a pressure gauge which was replaced. They use no power; we set them at 50 degrees.
8. We had a water leak on Indian Lake Road which was discovered after a month in a driveway on Indian Lake Road. The water has been shut off until the leak is repaired.
9. Dick also reported he shut off the water in the Keadle house so the pipes would not freeze while no one was there.

**Roads:** Everett sent in the following report.

**Snow Removal**

10. Buddy Owen is handling snow removal for 2017/2018. John will follow up with a signed contract.

**Roadside Maintenance**

11. Yardscape has submitted a signed contract for 2018 maintenance; Jeannette has their payments on automatic draft.

12. Some areas of ditch erosion have been identified. Weather has not permitted any progress on bids. Everett hopes to have bids submitted for ditch erosion and paving by late spring.

**Architectural Control:**

13. There was no news to report from Michael. John advised the new owners of the Gibson home, the Newmans, will have some tree work done where roots are encroaching on their septic system.

**Lakes and Dams:**

14. John Pappas 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. DEQ could not recommend anyone to do the H & H calculation (a simulation model calculation of the capacity of the spillway.)

15. John reported that he is unable to reach Terry Allen. Dick Hennig suggested we contact Lake Toxaway Company to see if they might have a contact. John will follow up.

**Beautification:** There was no news to report.

**Old Business:**

16. **Accounts Receivable:** Jeannette reported we are processing a lien on one property and another account will be processed if there are no payments. Jeannette mentioned a few other delinquent accounts...She will follow up with reminders to all overdue and will report at next Board Meeting.

17. **Canoe Rack:** John will include the letter regarding removal of canoes in his February newsletter. A resident inquired about selling his canoe. Discussion was held regarding allowing residents to advertise major items for sale on the website. We will follow up with Everett. We will monitor the canoe rack and send a follow up letter if needed before April 15.

**Tickler: President's Newsletter –**

18. John advised he will also include the upgrade of the Fire Department from a Class 7 to a Class 5. Homeowner Insurance rates could be reduced by this upgrade and Residents should contact their insurance companies to obtain this reduction.

18. Dick Hennig suggested the Association send a Letter of Appreciation to the Fire Department for the good job they did in handling the Keadle house fire. Barbara and John McClung will follow up.

**Other Business: Internet**

20 -John Pappas reported that there is a community forum being held by Comporium on the 14<sup>th</sup> to present their plan for upgrading the Internet Service in the community.

The meeting is held by Lake Toxaway Historic Community Development Committee. Anne and John McClung will attend to represent ILE and will report back. Discussion was held as to the Committee's research into developing property on Hwy 64.

**Next Meeting – April 7, 2018.**

There being no further business, a motion was made by John Pappas to adjourn the meeting, it was seconded by Melba. The meeting was adjourned.