

**INDIAN LAKE CLUB, INC.**  
**Indian Lake Estates**  
**Board Meeting Minutes**  
**April 7, 2018**

**Presiding:** John McClung, President

**Attending:** Dick Hennig,

**Attending by Teleconference:** Jeannette Lee, Treasurer, Barbara Pence, Secretary, John Pappas, Everett Bedenbaugh

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

**President's Report:** John McClung reported that all is well in the Community. There is some activity on community properties for sale, but nothing firm at this point.

**Minutes:** A motion was made by Dick Hennig, and seconded by Jeannette to approve the minutes of the February 10, 2018 meeting.

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

**Treasurer's Report:**

1. Jeannette reported current cash on hand as of 3/31/2018 is \$276,112.63.
2. Current AR is \$18,787 and approximately \$3300 is residual from 2017, Jeannette will follow up with members with outstanding balances. Invoices for interest and handling charges will be sent out in April.
3. We have received 88% of expected income.
4. Our big expense for 2018 is approximately \$60,000 for roads and we have budgeted \$136,753 for Indian Lake Dam.
5. Expenses total \$13,700 as of 3/31/2018. Nothing out of the ordinary is expected.

**Water:**

6. Dick reported all is quiet, heaters are working, and all is good.

**Roads:**

**Snow Removal**

7. Everett reported there are no updates and no complaints have been received

**Roadside Maintenance**

8. Yardscape has recently cleared the roads and all look good.

**Paving:**

9. Everett advised a bid has been submitted from Mike Miller of Pisgah Asphalt Paving for paving of 10 sections of roadway and the parking pad at the Waterfront Park. The bid came in at \$56,930. Everett advised we have a good working relationship with Mike Miller and asked the Board to advise if this bid would be sufficient.

He also asked the Board to consider adding another \$20,000 to complete the paving of the remaining. Jeannette advised we should look at the current dam situation before authorizing additional funds for paving.

10. A motion was made by Dick to approve acceptance of the bid from Pisgah Paving for \$56,930. It was seconded by Barbara. Everett will sign the bid and get on Pisgah Paving's schedule.

11. John McClung mentioned a water problem on the side of the road down from the Pipkins home is caused by underground water, not our pipes. Dick suggested we let our water repair person place a pipe under the road and cover it with gravel; when the paving crew comes in, they can patch the section. The Board agreed.

#### **Lakes and Dams:**

12. John reported he has recently heard from John Garner Engineering who has done a preliminary H&H study indicating there may be a spillway capacity issue because of the height of the dam. He advised that NCDENR requires we pass the H&H study on all spillway repairs.
13. Garner Engineering is recommending we conduct a ground run topographic survey of the dam so we have a better picture of the height of the dam.
14. John Pappas will follow up with Garner Engineering and Ed Medlock Engineering next week by phone to try to clarify what is needed for approval process.
15. Jeannette requested John try to get a ball park price on the survey. John will report back to the Board.
16. The Board discussed the question of releasing additional funding for roads in light of the uncertainty of dam expenses. It was decided to wait until we have more information; additional paving money could be added later if available.
17. Everett also advised he will measure two other roads at five points for future paving.
18. Jeannette also asked Everett to look at annual road maintenance expenses for the future as well.

#### **Architectural Control**

19. John advised the new Chair of the Architectural Control Committee would be Brian Gorman, Julie Coggins and Hedgie Bartol will also serve on the committee
20. A request was submitted for construction of a dock on Rainbow Lake by the Earls.
21. The Committee has reviewed the drawings and paperwork; all items are in compliance. John explained the regulations to the Board and asked the Board for approval. John Pappas recommended we approve the plan, Dick seconded; The Board approved the plan. John will advise the Earls.

#### **Beautification:**

22. John reported for Anne that the Spring Clean Up was completed on April 6 with 12 workers helping to set up tables in the park, spread pine straw and clean up the rock outcrop.
23. The Spring meeting of the Beautification Committee was held on March 4. Budgets were reviewed; the work date was set up. Estimates will be gathered for a possible pavilion in the park, an update to the entrance and the rock outcrop.
24. Dates were set for picnics on Memorial Day 5/27/18; Fourth of July 6/29/18, and Labor Day 9/2/18. Menus were decided as well.
25. Wednesday Gatherings will begin 4/25/18 or 5/2/18 at 5pm. The gatherings this year will be held at the park if weather permits. It was decided that they would not be held if there is rain as the tables and seating at the park would be wet.
26. Annual meeting refreshments were assigned and a possible location for the Christmas party was discussed.

#### **Old Business:**

##### **Accounts Receivable.**

27. After notification of the death of Laura Green, the bankruptcy was declared null and void. The Board discussed how to proceed with the disposition of the seven lots involved. Liens were discussed, back taxes were questioned, putting lots up for sale and negotiating closing costs, suing or putting in a claim on the estate. Costs could be incurred. A Public Administrator could be used to put in a claim. Jeannette advised annual taxes would be approximately \$100 per lot.
28. The Board discussed options and Jeannette advised that we have asked the attorney to put together a synopsis of options and costs involved. John will follow up and advise the Board.
29. Notification has been or will be given to members who are delinquent; notice of liens will be sent and liens will be filed if necessary.

#### **Canoes**

30. A few canoes have been removed, a notice will be sent to those who have not removed their canoes by the 15<sup>th</sup> of April. John has arranged to have canoes not removed delivered to the homes of the owners at a cost to them of \$50.00.
31. A lottery drawing will be held on May 1, Ron Acierno will facilitate.
32. Racks will be cleaned and numbered if possible. Canoe rack rental fees collected will be used for maintenance of the racks in future years.

#### **Newsletter**

33. John will remind residents of possible return of bears in the summer months.

#### **New Business**

##### **Nominating Committee:**

34. A Nominating Committee will be formed to fill the two positions that will be open on the Board next year. As Michael Gould has sold his home, he has resigned his position on the Board effective immediately. Everett was asked to fill Michael's position for the remainder of his term; he agreed to serve.
35. John will ask members to form a Nominating Committee to find some viable candidates for the Board. The names will be presented at the June meeting.
36. Dick Hennig made a motion to nominate Everett to fill the open position on the Board, Barbara seconded. The Board approved Everett's nomination.

#### **Next Meeting: June 23, 2018**

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