

# INDIAN LAKE CLUB, INC – Indian Lake Estates

## Board Meeting Minutes

June 23, 2018

**Presiding:** John McClung, President

**Attending:** John Pappas, Jeannette Lee, Secretary

**By Teleconference:** Everett Bedenbaugh, Barbara Pence, Secretary

**Absent:** Dick Hennig, Melba Hernandez

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

**President's Report:** John advised all is running well in the community.

**Minutes April 7, 2018:** Everett moved to accept the minutes, John Pappas seconded, and the minutes were approved.

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

### **Treasurer's Report:**

1. Jeannette reported as of June 21, 2018, assessments received are \$91,788; approximately 83% of budgeted allocation of \$110,000.
2. Current AR is \$15,149 as of May 31 of which approximately \$5,149 will require assistance of our attorney for collection. Paperwork has been dropped off to begin liens on two members in arrears by two years.
3. Unbudgeted expenses include heating pump houses at just under \$1600 and survey of the dam of \$4000. This survey should save us thousands of dollars in the long run. Roadside maintenance will be over budget by approximately \$2000. Liability insurance was \$2100. Jeannette anticipates being under budget enough to offset the majority of the overages.
4. Cash on hand is \$272,982. This will be reduced when paving begins in July by \$57,000.

### **Committee Reports:**

**Water:** There was no report as Dick was not in attendance.

### **Roads:**

5. **Road Maintenance:** Everett advised all is going well with our contractor.
6. Jeannette advised she would ask each committee member to review their budgets to see if there is any way they can cut expenses going forward. She advised that Roadside Maintenance is a large percent of our budget and she asked Everett to look at Roadside Maintenance to see if there is any way we can cut expenses in that area. Everett advised that he received only one bid last year after sending out several contracts, but will attempt to find more bids and will look at maintenance to see if we can lower the costs.

7. **Paving** Roads have been re-marked to define proposed paving. Pisgah Asphalt Paving, Inc. is scheduled to pave 10 sections of roadway and the parking pad at the Waterfront Park. The bid is for \$56,930. Contract is signed and paving should start in mid-July. Everett will advise when it will begin.
8. Everett discussed the areas to be paved and requested additional funding of \$20k-\$25K to complete repaving. If these funds are not available, he requested additional funding of \$2,000 to complete a broken up area near the Scuillo house.
9. Jeannette discussed our income and expenses; advising that because of collection of back dues and non-performing properties, our income is \$110,000; our expenses without paving are \$72,000. This leaves us with only approximately \$40,000 per year in reserve. With the dam expense still unknown, we don't want our reserve to get too low, advising an additional expense of \$20K would be impractical at this time.
10. Jeannette advised we could allocate the \$2000 for the area in need, but we are unable to allocate any more at this time.
11. Everett discussed upcoming paving costs in years ahead; needing approximately \$40,000 next year. Going forward we should have a period of time where we will not have significant paving expense.
12. John recommended we allocate \$2,000 for additional paving; Barbara seconded, the Board approved \$2,000 additional funds.
13. Everett also mentioned the possible future paving of Pathkiller Road. The Board discussed, and asked Everett to get estimates for gravelling or paving that road. We will analyze that information and hope to have a decision at the next Board meeting
14. Everett also advised that since 2011, we have spent \$186,000 on paving roads. This year we plan to spend \$59,000.

### **Lakes and Dams**

15. John Pappas reported that we need a detailed survey of the dam and the surrounding area to run a successful computer model to simulate a worst case scenario. We do not have enough accurate data, so we will move ahead with the survey at a cost of \$4500, John will follow up to determine the date of the survey.
16. As for lakes, there is no current maintenance underway. We have had a fox family which occupied an old groundhog den on the back of the dam. Andy Mull has advised the foxes will move on. John Pappas stated we should probably fill in that den in the future.
17. Beaver activity has also been spotted in the lake. John will follow up with Andy and follow up on our invitation to Andy to attend our 4<sup>th</sup> of July picnic.

### **Architectural Control**

18. John advised the chairman of that committee is Brian Gorman. The ACC has had a request from Susan Scuillo to expand her septic system. That is approved. Ed

Mettler was also approved to replace the roof shingles on his home on Cherokee Circle.

### **Beautification**

19. John reported for Anne that the Wednesday gatherings are in full swing. The Memorial Day party was held at Jeannette Lee's due to rain with 30 people attending.
20. The 4<sup>th</sup> of July picnic will be Saturday, June 30 at 1:00 pm.
21. Jeannette reported the heavy rainfall has created a washout at the park. She recommended we put some angled breaks to divert the water flow. John will ask Anne to have Roberto or Buddy Owen look at the problem.

### **Old Business**

#### **Accounts Receivable:**

22. Jeannette advised we have a member in arrears who has not responded to our requests for payment. It was recommended we contact him and advise that if there is no payment we will proceed to lien. Jeannette will follow up.

#### **Nominating Committee:**

23. John reported that Ashley Bartol and Danny Pate have agreed to serve the Board in the seats vacated by Michael Gould and Melba Hernandez.

### **New Business:**

24. **Website Security** – We have been advised we need an SSL Certificate to keep our website secure at a cost of \$60 for the first year and \$75 each year going forward. Everett asked the Board to approve; Jeannette moved to approve and John McClung seconded; the Board approved.
25. **Dogs** - Jeannette advised of problems with a neighborhood dog running loose on her property; she has approached the dog owner to no avail, she has contacted Animal Control. Animal Control has contacted the owner and will fine them if there is no restraint. If this does not work, the Board advised they will intervene.
26. **Community property for sale** – John was approached by a realtor who has a person is interested in a lot for sale, not intending to build a home, but wants to put up a storage building. The board agreed this will not be acceptable. John will follow up.
27. Jeannette requested we bring up the issue of Association owned lots. This will be put on the agenda for the Annual Meeting.

**Tickler:**

- 28. Water Quality Report - Barbara** will follow up with Dick Hennig.
- 29. Finance Committee:** Jeannette is forming the committee and will report to the board at the next meeting.
- 30. Committee Chairs** – The Board discussed chairs for next year and will firm up the assignments at the Annual meeting.
- 31.** Everett suggested splitting the Roads Committee into Roadside Maintenance and Paving. The Board discussed and will try to possibly find a full time resident to chair Roadside maintenance.
- 32. Review of Club Documents:** The Board discussed and agreed that there have been no changes to Club Documents.

**Next Meeting – August 18, 2018**

**The Meeting was adjourned at 10:38 a.m.**