

INDIAN LAKE CLUB, INC – Indian Lake Estates

Board Meeting Minutes August 18, 2018

Presiding: John McClung, President

Attending: Dick Hennig, Vice President, Jeannette Lee, Treasurer, Melba Hernandez

By Teleconference: Everett Bedenbaugh, Barbara Pence, Secretary

Absent: John Pappas

For The Community: There was no one in attendance.

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

Minutes June 23, 2018: Dick Hennig moved to accept the minutes, Melba seconded, and the minutes were approved.

Secretary's Report: Barbara had no news to report. Discussion was held about the ballot count for the Annual Meeting. The Nominating Committee will collect the ballots and issue a count after the September 3rd deadline.

Treasurer's Report:

1. Jeannette reported that to date we have received \$114,107 in assessments including funds received in 2017 for 2018 assessments. Statements for Sept 1 payments and past due balances have been mailed along with interest charges where applicable.
2. Current AR is \$13,061 of which collection is projected at \$10,734. Liens are being put on two properties; those members have been advised legal fees will be passed on to them for the liens.
3. Cash on hand as of 8/15/2018 is \$208,963 after paying for road paving. This includes \$75,000 reserve and \$136,753 set aside for 2018 budget for the dam repair.
4. Unbudgeted expenses include the survey of the dam at \$4500, Freeman gas/heaters for the well houses at approximately \$2300 and paving over budget by \$9145, totaling \$15,947. The expense for the remainder of 2018 will be approximately \$22,300. We may be able to recoup \$8900 from other itemized expenses to reduce our overage.
5. Jeannette urged caution in expenses for the remainder of 2018 until we know the results of the dam survey. We need to recoup approximately \$42,000 from 2019 income to bring dam repair reserve back up to \$175,000.

Committee Reports:

Water:

6. Dick reported several leaks in July at the lake well which have been repaired. A small leak on Cherokee Circle is scheduled to be repaired today. The Toxaway well is showing high water use. Dick is checking, but has not found the leaks; he is adjusting

the running of the well. He is waiting for the water maintenance people to come out today to help with the problem.

Roads:

Road Maintenance:

7. Everett advised that Yardscape's performance continues to be very satisfactory but he has been requested to lower roadside maintenance costs for 2019. He has left messages with Roberto, Ricky Meyers and Advanced Ground Maintenance to see if they will give us a bid. John reported he may be able to get a bid from a contractor recommended by Susan Breedlove; John will try to arrange for Everett to meet with this contractor.
8. Everett will work with Yardscape to see if they can reduce their service to once a month at least for a year or two while we recoup our reserves for the dam.
9. Everett questioned the frequency of dam cuttings and will follow up with John Pappas.
10. Everett also suggested we find a chair for Roadside Maintenance who is a full time resident and would be better able to monitor the work. The Board will try to find a new chair.

Paving:

11. Thirteen areas were paved at a cost of \$59,145, (\$9,000 over budget) but now all roads are in fairly good condition. If funds became available, Everett advised \$40,000 would cover everything to finish all current paving needs. Finishing Cherokee Circle, the intersection of Toxaway Trail & Indian Lake Road and some spurs would be addressed if we have the funds in 2019.
12. Everett advised when we have finished paving the complete neighborhood in 2020 or whenever it happens, total cost to the community will have been \$285,000.
13. Jeannette questioned cost for annual maintenance of the roads...Everett will look into it, but advised if we are not paving and just repairing, annual cost could be about \$5,000-\$10,000.
14. Jeannette questioned the possibility of oiling the road as a preventative. Melba advised she would send Everett information on this product; Everett will also check with Mike Meyers as to his opinion.

Lakes and Dams:

15. John Pappas sent in a report stating it has been a great summer, the key item this month is the survey underway of the dam/spillway for Indian Lake to see if we can pass the new simulation model requirement for a 'once in a lifetime event' of the dam as it is classified as a High Hazard dam, and to have the information needed for the spillway repairs or what is needed in the future. The cost of the survey is \$4500.

- 16. Maintenance:** Dam cutting has been reduced to 1-2 time per year, to save money, discourage foot traffic and let the grass roots grow longer to hold the dam.
- 17.** We are evaluating the need for algae treatment. Jerry Hollar will assess. Also, a large 70 lb beaver was removed by Andy Mull.
- 18.** Dead trees along the edge of Indian Lake dam service road will be removed by Dave Crocker.
- 19. Dam Repair:** After the survey is completed next week, we will connect with new contacts at DEQ and follow up on the H & H study required.

Architectural Control: There has been no activity to report.

Beautification:

- 20.** Anne reported July 4th picnic had attendance of 38 people in the park.
- 21.** Wednesday gatherings have continued with community members volunteering when it rained.
- 22.** Labor Day Picnic will be held in the park on Sunday, September 2, at 1:00 pm. Barbecue will be provided. The McClungs will host if there is rain.

New Business:

2019 Budget

- 23.** Jeannette advised the committee was made up of John McClung, Anne McClung, Hale Campbell and Ed Mettler, with Jeannette as Chair.
- 24.** The committee set out the following recommendations
 - a.** To preserve the \$75,000 reserve as emergency use only, not for budgeting.
 - b.** Recoup the funding for the dam repair of \$175,000 in 2019 as funds were used for paving in 2018.
 - c.** Control excess expenses in 2019, including reducing roadside maintenance by one third.
 - d.** Share the 2019 Budget spreadsheet with the entire community so the members can see where the money is being spent and how expenses are increasing. Annual expenses are approximately \$60,000 vs income of \$110,000. Part of the excess would be used for annual road maintenance as well as building a reserve for future road repair.
- 25.** A motion was made by Melba to accept the 2019 proposed Budget; it was seconded by Everett, the motion passed. Jeannette will prepare the spreadsheet to be sent to the members.

Freeman Gas Contract

26. Jeannette discussed negotiations with Freeman Gas for advance purchase of gas for the heater tanks at the wells. After considerable negotiation, they agreed to sell us 300 gallons at a price of \$2.09 per gallon with no trip charge. The contract will be signed by John McClung and returned to Freeman.

Tickler – President’s Newsletter. The Letter has been written and will be sent.

Annual Meeting

27. John requested annual reports from Committee Chairmen with budget figures included.
28. John discussed the canoe racks...this will be discussed at the Annual Meeting after evaluating the requests and spaces available and keeping the \$25.00 charge.

Evaluation Secretary/Treasurer: The Board agreed the Secretary and Treasurer are doing a good job.

Next Meeting – September 8, 2018 following the Annual Meeting.

John asked the Board to be at the Annual Meeting by 9:30 a.m.

There being no further business a motion was made by Jeannette to adjourn; it was seconded by Melba.