

INDIAN LAKE CLUB, INC – Indian Lake Estates
Board Meeting Minutes
December 8, 2018

Presiding: John McClung, President

By Teleconference: Everett Bedenbaugh, Ashley Bartol, Jeannette Lee, Treasurer, Danny Pate, John Pappas, Barbara Pence, Secretary

Absent: Dick Hennig

For The Community: There was no one in attendance.

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

Minutes September 8, 2018: Jeannette moved to accept the minutes, Ashley seconded, and the minutes were approved.

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

Treasurer's Report:

1. Jeannette reported AR is currently at \$6857.87, with a few additional receipts not yet deposited. A lien is in process for one property and Jeannette is attempting to collect payment for canoes and dock fees not paid by two homeowners. If not paid, interest will be assessed. Statements for open balances and interest were mailed in November
2. We have started receiving payment for 2019 assessments and have received approximately 112% of assessments which included unpaid balances from 2017.
3. Expenses are in line with exception of paving and repair/maintenance which are above budget. Through November we are over 2018 Budget by \$661, not including expenses for December. Prepaid expense for propane is \$1300 which has not been expensed as a prepay and should be changed for December reporting. This also does not include any snow removal expense to come.
4. Cash on hand is \$197,080. Jeannette explained that 2019 could be a tight year.
5. Everett made a motion to accept the Treasurer's report, Barbara seconded.

Roads:

Snow Removal

6. Everett advised he has a contract with Buddy Owen to handle our Snow removal for the 2018/2019 season.

Roadside Maintenance

7. The Board held a teleconference on November 3 to discuss the possibility of reducing the expense of the Road Maintenance Contract and consideration of awarding the Contract to another Crew. Current contractor, Yardscape's bid is \$26,000. Everett has approached Yardscape and they have agreed to cut back to a once a month service (just over \$20,000) with two cuttings of the dams at \$312 each.
8. Attending were John McClung, Jeannette Lee, Danny Pate, Ashley Bartol, Barbara Pence.
9. Discussion was held regarding the scope of work to be done in the fall, spring and on a monthly basis including mowing of the Dams and the equipment and personnel needed to maintain the Roads.
10. John advised bids had been put out but there was really no response. A response was received for \$16000.00 from a contractor with only a one man crew.

11. The Board discussed the pros and cons and it was decided to stay with Yardscape as they have done a really good job and are willing to make the cut back for us. John will advise Everett to offer the contract to Yardscape. The teleconference was concluded.
12. **Recommendation:** Everett recommended a new chairperson be appointed to oversee Roadside Maintenance, preferably someone who will be present in the community to supervise the contractor.

Paving

13. As of now there is no money in the 2018/2019 Budget for paving ...If money comes available it is recommended that \$5,000 be allocated to address areas of ditch erosion. Jeannette questioned the issue of ditch erosion; Everett explained that if ditches are not maintained with rick rack, erosion will occur under the pavement.

Website

14. Everett advised of the latest updates and stated that our website has been accessed by 250 users over the last 90 days, including those from nine countries other than the US. He also advised the new Board Members that it is a good resource for locating club documents.

Lakes and Dams

Dam Repairs

15. John expressed his frustration with our engineer John Garner in that he has not moved forward with the re-running of our H&H simulation model.
16. He explained to the new Board Members that the first H&H simulation model failed, a survey was recently conducted to determine if the dam measurements were correct. A new H&H model needs to be run using the new survey measurements before we can respond to DEQ for approval of dam repairs. He also advised DEQ has had a change in personnel and he has a new regime to deal with there.
17. John will continue to push the Engineer for his response and hopes to have an answer by the end of the 1st quarter of 2019.
18. Repairs need include sealing up gaps, placing drainage under the dam, placing an apron on the front of the dam and concrete wings to shore up the dam. We are budgeted at \$175,000 with a \$75,000 reserve at this point. Costs cannot be accurately predicted until we have DEQ approval and can receive bids for the work.

Dam and Lake Maintenance

19. **Cutting** was cut back to two times this year. **Algae and Grass** did not need treatment this year. There was only one **Critter Removal** needed this year, and the **Fish Population** is good and thriving.

Water:

20. John reported for Dick that there have been a few minor leaks, nothing major to report.

Architectural Control:

21. John reported for Brian a few items have been brought up to the committee by residents, nothing major and all were approved.

Beautification:

22. John reported for Anne that the committee removed fall decorations and put up Christmas Decorations with a good show of help.
23. Brian repaired a hole in the dock and John stated that the dock may require renovation in the future as deterioration is beginning. We will have to look at replacement materials and costs.
24. The Christmas party was held last night, December 7 at the Crockers with 29 people in attendance.

Old Business – Accounts Receivable

25. Jeannette advised that there is less than \$5,000 owed at present. John Pappas and the Board commended Jeannette and thanked her for her hard work on Accounts Receivable.

New Business: Annual Meeting Change of date. The Bylaws state the Annual Meeting must be held in September or October. The Date of the Annual Meeting for 2019 has been changed to September 7, 2019.

Next Meeting: February 16, 2019.

There being no further business, a motion was made by Barbara to adjourn, it was seconded by Jeanette, the meeting was adjourned.

