

INDIAN LAKE CLUB, INC – Indian Lake Estates
Board Meeting Minutes
February 23, 2019

Presiding: John McClung, President

Attending: Dick Hennig, John Pappas

By Teleconference: Ashley Bartol, Jeannette Lee, Treasurer, Danny Pate, Barbara Pence, Secretary

For The Community: There was no one in attendance.

President's Report: John advised all is going well in the community; no major issues. There will be discussion of maintenance issues later in the meeting. He also mentioned that the problem of goats in the community has been resolved with Animal Services locating the owners and they are no longer a nuisance.

Minutes December 8, 2018: Dick 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 advised 2019 started off in an excellent position with a budget of \$206,916., and a surplus of approximately \$13,200.
2. AR for 2019 is 33% received. Statements for March 1 due date and past due balances have been sent. Current AR is \$4103 with Wilson in a lien status for \$1985.
3. Expenses were higher in January due to \$3500 payment to Yardscape for cleaning up after the winter storm. That was absorbed by the overage we had leaving us a \$9700 surplus.
4. Income statement, balance sheet and 1099 have been forwarded to our CPA for tax preparation who also requested our bank statements to verify our balances; Jeannette will send the check registers as well as we deal in a cash basis.

Water

5. Dick reported a leak on Indian Lake Road has been repaired.
6. He also recommended we replace the electrical panel box at Toxaway Well house which is rusted out. An estimate to replace the box is approximately \$950 which will include a new overhead light. The Board approved the expenditure. Dick will follow up. Jeannette advised the funds could come from the surplus.

Roads

7. **Snow Removal** – Everett sent in a report advising that because of broken equipment our contractor, Buddy Owens was unable to clear roads, but Dick Hennig was able to get Tracy Jones to fill in. The cleanup after the storm cost \$3500 and was performed by Yardscape.
8. **Paving** – The water leak on Indian Lake Road caused some asphalt to be removed and will need to be replaced. Dick Hennig will rake gravel over and Everett will follow up with Pisgah Asphalt.

Lakes and Dams

9. **Dam Repairs** – John Pappas advised that we have been unable to get any response from John Garner Engineering regarding the rerunning of the H&H study so we have abandoned working with him. A new survey of the Dam has been completed by Holmes Survey which should be valuable to us going forward.

10. John Pappas has once again reached out to DEQ and has finally received a response from the Asheville Office. A conference call has been set up for next week with Sue Miller to ask if this H&H study needs to be done and to ask DEQ for help in finding out how to get the repairs completed and possible contacts to help us. John may ask Ed Medlock to attend the Asheville call.
11. **Lakes:** John Pappas advised lakes are looking good, though murky from all the rain. Going forward, we plan to cut the dams two times, algae and grass will be treated if needed and any critter problems will be addressed by Andy Mull if necessary.

Architectural Control:

12. John reported for Brian. He advised one property has been surveyed for upcoming building and trees have been marked to be saved and to be removed.
13. John McClung will request approval of a rail fence on his property. John described the project and the Board approved the construction. John will advise Brian.

Beautification:

14. John reported for Anne that she will be holding her annual committee meeting in early March. There are maintenance issues to be faced which we will discuss under New Business. Jeannette reported the Beautification budget is small and as expenses come up we may need to pull money out of another fund to pay for them, such as mulch and outcrop cleanup.

Old Business:

15. Jeannette reported one fee is outstanding for canoe removal from last year. John reported some boats have been moved around. John will place a notice in the February Newsletter stating that boats are privately owned and a notice will be sent out in late March for 2019 canoe assignments.

New Business:

16. **Road Committee Chairman.** Everett requested he be removed as chairman stating a permanent resident should be appointed to chair the committee. John advised he would accept the chairmanship of the Road Committee after he steps down from his Presidency of the Board.
17. **Dock Repairs:** John advised some planks on the dock have collapsed due to rot, a few have been replaced, but all will need to be replaced. For safety and liability purposes it was decided to close the dock to foot traffic while we gather estimates to replace the decking with the possibility of using a composite material which will not rot. John will check with local contractors to obtain some estimates.
18. **Parking at Waterfront Park** - The paved area at the top of the waterfront park needs a barrier to keep cars from going down the hill. The Board discussed the various

remedies; cement barriers, or a log stabilized with three foot lengths of rebar. John will follow up to see if this could be incorporated with the repair of the dock. John Pappas suggested we ask Tracy Jones, a local contractor, for estimates. John McClung will follow up, possibly using logs from the community.

- 19. Auditor for 2018 Financials** – John will reach out to a few of the new residents to see if he can find someone to do the auditing.
- 20. Main Entrance** – John advised the signs need repainting and the concrete slabs on top of the rock wall are damaged and have moved. We will have to have someone reseal the joints and clean the slabs. John will try to find someone to give us an estimate.
- 21. Invoices from Freeman for Propane** for Pump House Gas Tanks. Jeannette requested help with getting invoices from Freeman Gas showing the usage. Dick Hennig will follow up with Freeman.
- 22. Water Repairs** – Dick Hennig reported that one of the workers who previously worked on our underground leaks has opened his own business in the area called ACL Plumbing. Dick advised he is familiar with our community, lives in the area and also works on Septic systems. The contact information will be published on our website.

Next Meeting – April 13, 2019.

Adjournment: Dick Hennig made a motion to adjourn; it was seconded by John Pappas.

