

**INDIAN LAKE CLUB, INC – Indian Lake Estates**  
**Board Meeting Minutes**  
**June 15, 2019**

**Presiding:** John McClung, President

**Attending:** Dick Hennig, Jeannette Lee, Treasurer

**By Teleconference:** Barbara Pence, Secretary, John Pappas

**Absent:** Ashley Bartol, Danny Pate

**For The Community:** Everett Bedenbaugh

**President's Report:** John reported all is good in the community

**Minutes April 13, 2019:** Dick moved to accept the minutes, Jeannette seconded, and the minutes were approved.

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

**Treasurer's Report:**

1. Jeannette reported cash on hand of \$53,508 at Fifth Third and \$210,000 at Wells Fargo. Funds were transferred to Wells Fargo to obtain interest of 2.15% which will allow us to earn approximately \$4500 over the next year depending on expenditures.
2. AR at end of May was \$13,548; since beginning of June we have received additional \$5706 reducing current AR to \$7842. Statements and reminders for September invoices, interest and handling charges will go out the end of July. Approximately \$18,000 will be received in 2019 for receivables.
3. June expenses are higher than normal. Liability insurance due July first is \$1143, about a 50% drop from last year. Investigation will be held to see what causes this reduction.
4. We received a bill from A& D of \$2475 for testing and analysis; this occurs every three years.
5. H&H study for the dam is anticipated at \$5500.
6. Jeannette projects needing \$31,960 in expenses for the rest of the year.

**Community Speaks**

7. Everett commented on the pressure treated planks on the community dock which have rotted prematurely. He advised the chemical mix used to treat wood was changed around 2010 and produced a product that was defective.
8. He advised that Builders FirstSource in Brevard was likely the source of purchase for wood when the dock was replaced. YellaWood will work with customers to replace defective wood which we may need to pursue if we have further rot.
9. John will follow up with Fred Peterson regarding dates of construction of the dock and source of wood. Jeannette will look for invoices for purchases made for the dock.
10. Everett advised that rot could be contained if posts are capped and decks are painted.
11. The Board thanked Everett for his research.

**Committee Reports:**

**Water**

12. Dick reported higher than normal water usage off the lake well over the last couple of months. He has been checking for leaks and he and John have been looking possible problems in unoccupied homes; we also have an additional three homes occupied full time which might add some usage.

13. He advised Aubrey is checking in to obtaining equipment to automatically monitor the wells.
14. Jeannette requested invoices for gas usage at the wells and asked about looking into the pre-buying program at Freeman Gas. Dick will follow up.
15. John Pappas suggested checking into a generator for the Toxaway Well to keep it running if we lost power. That well could supply the whole community. Dick will follow up

#### **Roads - Maintenance**

16. John McClung advised our road maintenance is going well. They are coming once a month at \$1600. With their crew and the short time required for the maintenance, John will look at re-negotiating the price when the contract is to be renewed.

#### **Roads - Paving**

17. Everett again asked for \$20,000 to \$50,000 for paving which would complete the main roads and then begin side roads. To complete all paving in the community would be about \$70,000 - \$80,000.
18. The Board advised that until the dam expense is known, we will have to hold off on paving for 2019.

#### **Website**

19. Everett's report showed all postings up to date.

#### **Lakes and Dams**

##### **Spillway repairs:**

20. Regarding the H & H study John Pappas received a response from Michael Goforth advising the basin mapping is complete but the analysis needs further work; Michael will try to have a preliminary report next week. John will keep the Board advised and may request the Board conference in on a call with Michael Goforth.

##### **Dam Maintenance**

21. John Pappas advised it is time to cut the dams; this will be the first cut this year; we may need only two cuts.

##### **Architectural Control:**

22. John McClung advised the committee members will be Danny Pate, Hedgie Bartol and Rich Firebaugh as Brian Gorman has sold his house. There was no activity to report.

##### **Beautification:**

23. Anne sent in a report stating the Wednesday gatherings began May 15 with attendance of approximately 15 weekly and that the Memorial Day picnic had attendance of 26.
24. Monetary donations were requested from the community and \$310 was received. The Beautification Committee will report expenditures to the Board.
25. At the end of 2019, Vivian Vlahon-Snyder will be the new Committee chair.

#### **Old Business**

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

26. Jeannette advised one homeowner in arrears is not making payments despite numerous requests; The Board approved a notice of lien be sent to the homeowner stating that a lien would be processed in thirty days if there is no payment. Jeannette will follow up.

#### **New Business**

##### **Nominating Committee Report**

27. Jeannette advised the Committee members are Dave Crocker, Jeannette Lee and Bill Newman. Several homeowners have been approached. The Committee will try to have a report by the first of August.

**2020 Budget Committee:**

28. Jeannette advised the 2020 Budget Committee will be Jeannette Lee, John McClung, Ed Tisdale, Frank Campbell and Anne McClung. Requests for \$50,000 for Paving and \$1000 for Beautification will be discussed. The Dam expenses will probably need to take first consideration.

**Other Business:**

29. **Trash at Waterfront Park.** John McClung advised that because of increased traffic at the waterfront park, trash at the dock and the picnic area is becoming a problem. The Board discussed, it was suggested that signs be posted in both areas requesting no trash be left at the park. John McClung will follow up and perhaps send out a notice to the community as well.

30. **ILE Owned Lots.** Jeannette advised that the ILE owned lots for sale are not bringing in any income, it was suggested we contact the realtor and perhaps lower the price. John will follow up.

31. **Green/Burrell Lots.** These seven lots again are not bringing in any revenue, property taxes have not been paid, we do not own them and we are at the bottom of the list of creditors. It was discussed we contact the Property Tax Office to see if any progress can be made in our favor. John will follow up.

32. **Internet - A** grant has been given to upgrade internet service in rural areas but Toxaway did not receive any of it. The Board will request help from Danny Pate in communicating with Comporium regarding our neighborhood. John Pappas mentioned that if Verizon 5G arrives, it would solve a lot of our problems.

33. **Grants -** Discussion was held regarding possibility of grants being available to non-profits for help with dam repairs. After we learn the results of the H&H Study for the dam, we may investigate.

**Next Meeting –**

34. **Our next meeting will be August 10, 2019. This meeting will be held at the firehouse.**

**Adjourn -**

**There being no further business, a motion was made to adjourn by Jeannette, and seconded by Dick. The Meeting was adjourned**