

INDIAN LAKE CLUB, INC – Indian Lake Estates
Board Meeting Minutes
August 10, 2019

Presiding: John McClung, President

Attending: Dick Hennig, Jeannette Lee, Treasurer, John Pappas

By Teleconference: Barbara Pence, Secretary, Ashley Bartol

Absent: Danny Pate

For The Community: Everett Bedenbaugh

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

Minutes: June 15, 2019: Dick 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 current AR as of July 31 is \$11,119.06; this will increase slightly with September invoices. Approximately \$3100 is left over from 2018. Notice of pending lien has been sent to one resident.
2. Current cash balance as of July 31 is \$262,112; we are earning over \$330 per month in interest (in 2018 we only earned \$324 for the year) this increase may provide funds for the repair of the dock if warranted.
3. Expenses are in line with budget with the exception of General Maintenance because of winter storm clean up.
4. We have not yet been billed for the H&H Study, it is estimated at \$5500.
5. Cash is being accumulated for dam repair (currently we have budgeted \$173,660) even though costs are unknown. We have a reserve of \$75,000 which added to cash on hand will total \$248,660. Bills for the rest of the year are estimated at \$20,000.
6. Jeannette advised Dick that we have not been billed for current water leak. They will follow up.

Community Speaks

7. Everett reported the passage of the Electric Co-op Rural Broadband Services bill which could open up options for electric co-ops to facilitate high speed internet with federal funds. Everett advised Haywood is looking at the details, but they have not committed to getting into internet. John will visit Haywood to let them know Indian Lake Estates would be interested. Everett will put the information on the website.

Committee Reports:

Water

8. Dick reported high usage for several weeks on lower well; a leak was found by A & D in a line to a home on Cherokee Circle –repair is in process. Aubrey Jr. reported the possibility of a couple of other leaks between the shut off and the house ...Dick will follow up with him to find out the locations.
9. Dick received an estimate of \$5000 for a generator for the upper well if we should want to invest in one. Decision to go ahead was tabled for the current time; money for the dam repairs takes precedent and homeowners do conserve if we have outages.

Roads - Maintenance

10. John reported road maintenance is going well; they do a good job and are in and out very quickly; he will re-evaluate the contract at the end of the year and request other bids.

Roads - Paving

11. Everett advised there are no current road problems and no budget although he would like a budget for next year. He expressed concern that when dam work begins, there will be wear and tear from the front entrance to the dam, while some side roads have not yet been paved from the current cycle. He advised he understood budget issues, but still requested \$50K to finish.

Website

12. Everett's report showed 110 visitors last month. He advised he would be glad to post any information from the community; including information about homes for sale and homes for rent.

Lakes and Dams

Spillway repairs:

13. John Pappas received a response from Michael Goforth advising the H & H Study is completed and the dam/spillway fails the worst case scenario. John feels that our next step is to contact the State to discuss with them where we are. Michael Goforth will draft a letter to that effect. John McClung questioned how badly we failed the H & H. John will try to get Michael Goforth to quantify the results of the study. After considerable discussion the Board concluded we should work on the letter engaging the State to gain some direction from them as to how to proceed, and what repairs are necessary. It was discussed that there are numerous dams in North Carolina that could be facing the same issues.
14. Jeannette questioned the costs incurred over five years as we have already spent \$6000 for a survey and \$5500 approximately for the H & H and questioned further spending for testing until we have some direction. John Pappas advised that the survey will be important to the contractor making the needed repairs so that expense is valid.
15. John Pappas discussed the frustration of being unable to find a contractor until we know what we are facing. It was also mentioned that once we have a plan we may be able to look into the availability of grant money to help with the repairs.

Dam Maintenance

16. John Pappas advised the electrical box at the foot of the dam has been removed. There will be another cutting of the dams in the fall.

Architectural Control:

17. There are no current issues from the Committee. Rich Firebaugh will chair the committee.

Beautification:

18. Anne sent in a report stating approximately 44 people attended the 4th of July picnic.
19. She advised of \$310 received in donations, \$129 was spent on supplies and food for the 4th of July, leaving a balance of \$181. The Labor Day picnic will be held Sunday, September 1 and the community will furnish pulled pork.
20. Jeannette requested a bench be moved at 5 points to be more level.
21. John reported three new problem boards on the dock; John has arranged a repair and will follow up. The chairs on the dock may be compromised as well. They will be removed if unsafe.
22. Everett suggested pilings be painted or capped on top to help extend the life of the wood; John McClung advised he could paint the tops with Deck Over to save us funds.
23. Jeannette requested authorization to pay the Firehouse for use of their space. John will follow up

Nominating Committee:

24. Jeannette advised there was no candidate for the Presidency for next year; John McClung agreed to stay on for one more year. Everett suggested we find new committee members and committee chairmen to attend the Board Meetings so when we need a new officer more people will be familiar with the working of the Board. It was decided after the Annual Meeting, we will pursue finding more people to help with the Board.
25. John McClung and Barbara Pence will be up for election this year.

New Business

2020 Finance Committee Report

26. Jeannette presented the proposed budget for the committee.
27. Although they had no budget last year, Beautification requested a budget for next year of \$1000 and \$1200 for repair and or replacement of street signs to be used only as needed as not all signs need to be replaced. The Board agreed this capital is needed for proper maintenance. Jeannette suggested an Exit sign at the 5-points area.
28. The Board discussed keeping the logging road clear off of Rainbow's End if another exit is needed in an emergency.
29. The committee agreed additional paving be put off for another year and funds be allocated for dam repair as cost is unknown. We want to avoid a shortfall in repair funds or possible special assessment.
30. The Board discussed the rest of the budget...Most remaining expenses for the budget were based on previous costs. Budget allocates \$234,000 for the dam; if the repair is less or we get a grant, excesses funds could be put towards paving. Jeannette recommended patching be done on Hiwassee by mailboxes.
31. Dick Hennig made a motion to approve the 2020 Budget, the motion was seconded by John Pappas

Tickler:

32. John McClung will prepare the quarterly newsletter.
33. Annual Meeting was discussed; Budget report will be handed out at the meeting.
34. Audit Report - Hale Campbell is preparing; John will follow up to be sure that report will be ready for the Annual Meeting.
35. Secretary and Treasurer were evaluated and passed.

Next Meeting –

36. Our next meeting will be the Annual Meeting on September 7, 2019 at 10:00 a.m. This meeting will be held at the firehouse. A meeting of the Board will follow.

Adjourn – A motion to adjourn was made by John Pappas and seconded by Dick Hennig.