

INDIAN LAKE CLUB, INC., Indian Lake Estates
Board Meeting
December 7, 2019

Presiding: John McClung, President

Attending: Dick Hennig

By Phone: Jeannette Lee, Treasurer, Barbara Pence, Secretary, Ashley Bartol,

Absent: John Pappas, Danny Pate

Minutes: Board Meeting September 7, 2019. The Minutes of the September meeting were approved.

Community Speaks: There was no one from the community in attendance.

Secretary's Report: Barbara reported the new owners of the Bell house on Indian Lake Road are Allen and Kelly Eason from Fernandina Beach, Florida.

Treasurer's Report:

1. Jeannette reported current Cash on Hand of \$260,115.
2. AR is approximately \$12,000 including funds due for Dec. invoices. Members who have not paid will be sent additional invoices with a handling charge and interest.
3. Expenses for the month of Dec. should be about \$2,000, so we may come in with a surplus for the year. Over budget were General Maintenance (storm cleanup/dock repairs/tree removal & paving repair) and office (QuickBooks purchase) this overage will be absorbed by areas coming in under budget.
4. We have accumulated approximately \$250,000 for the dam (this includes the \$75,000 held in reserve). This could be increased by \$50,-\$60,000 by the end of next year.
5. John thanked Jeannette and expressed the hope we could continue paving in 2021.

Committee Reports

Water:

6. Dick reported receiving 2 bids for water repairs for 2020 which will be discussed under Other Business.
7. He advised we need to do an Asbestos Report on our water system from January 20, 2020 to December 31 2022. Dick will follow up with Aubrey.
8. Dick reported a lead sample was completed this Fall, Dick will follow up with Aubrey.

Lakes & Dams

9. John McClung reported receiving a bill for \$1460 from Metlock & Assoc ., billing us for 8 and ½ hours...and \$100 for project manager prep. John will follow up with John Pappas.

Road Maintenance:

10. John reported receiving two bids –
 - a. Yardscape \$21,000 same as current year, with dam cuts at \$312.50.
 - b. Carolina Services (Tracey Jones) gave us a bid of \$13,500 with dam cuts of \$350. Both bids are for once a month service
 - c. The Board discussed the problem with once a month service in November and December; John would like us to go with Carolina Services and will ask them to give us a bid to include twice a month service in November and December. We can also ask them to help with debris clean up when needed. The Board agreed to let John negotiate with Carolina Services.

Road Paving:

11. There was no report as no paving is scheduled. We hope to have money available in 2021

ACC:

12. Rich Firebaugh advised there was no new ACC activity.

Beautification:

13. Vivian reported purchase of Christmas Decorations and advised they are working on a proposal for new street signs. She will report to the Board for review and approval when the information is received.

14. John reported Christmas decorations have been put up at the front entrance.

Old Business:

Receivables;

15. Jeannette reported AR of 9,733, with three members over \$1000.

Other Business:

Water Repair Contracts.

16. Dick reported pricing from ACL: \$165/hr 3-men/truck and excavator as needed and parts not included in the hourly rate. Emergencies would be \$200 /hr. This is a better price than we have been paying for Black Oak

17. Black Oak priced higher at one truck plus 2 people and extra for excavating;

18. ACL also does septic tank clean out. The Board approved going with ACL for 2020 water repair.

19. Jeannette questioned water repair responsibilities. The Community is responsible for up to and including the Valve, the homeowner is responsible for the piping to the house. Homeowners may hire their own plumber or use ACL.

The Christmas Party will be held tonight (Dec 7) at the McClungs.

There being no further business a motion was made to adjourn.

Next Meeting is February 1.