

INDIAN LAKE CLUB, INC., Indian Lake Estates
Board Meeting
February 1, 2020

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 December 7, 2019. The Minutes of the December meeting were approved.

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

President's Report John reported two homes currently on the market: The Earls on Rainbow Lane and the Bumgarner on Cherokee Circle. The Bumgarner is under contract and will be closing in February

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

Treasurer's Report:

1. Current AR is \$5,145.67. Of this \$1504.00 is in lien and the remainder is \$3600 split between various property owners.
2. Current cash on hand as of January 30 2020 is \$280,082.00. Of this \$25,420 is for 2020 assessments with due date of March 1 and \$525 segregated for the canoe funds.
3. 2019 came in under budget by approximately \$4288. Beginning cash balance is \$268,883
4. Early 2020 expenses have come in higher because of a new pump needed at the Toxaway Well. This was not budgeted but was absorbed by our under budget expense from 2019.
5. Jeannette stated it is important evaluation be done to determine replacement needs of existing equipment to determine if we need to budget additional funds to replace aged equipment. This information would be helpful in establishing the 2021 Budget in June.
6. It has been agreed not to pursue additional paving but increase the budget for the cost to repair Indian Lake Dam to \$234,605. Caution should be maintained regarding allocating any of these funds to paving as have unbudgeted expenses and do not know the cost of the dam.
7. John stated that if this year goes well, we might entertain paving for next year.

Committee Reports

Water:

8. Dick reported that after an exhausting search for a leak at the Toxaway Well, he and John found a significant leak at the first home on Indian Lake Road. This leak drained the Toxaway Well, causing replacement of the pump.
9. The well is coming back slowly; a well test will be done shortly to see if the well can continue to perform, or if we will need a new well. Jeannette questioned the cost of a new well. Dick advised roughly between \$6K and \$10K – with new piping, pump, etc. He does not feel we will have to replace it if we can keep our leaks under control by monitoring usage.
10. A leak was also discovered at the Lake Well and was found and will be repaired. Dick advised that with all of these leaks, he now has a good read of the daily consumption of each well which will help the monitoring.
11. We have to do well tests and let the state know how many houses we have and how many more we can have before putting in a new well.
12. Dick will investigate the possibility of running water up to the Toxaway area from the Indian Lake Well.

Lakes & Dams

13. John Pappas sent in a report after the meeting adjourned expressing disappointment in being unable to find a dam engineer to help with the H&H Study. John will connect with Ed

Medlock to try to regroup on this issue and he advised we are holding a \$1300 invoice from Ed Medlock until we determine if we should pay it.

14. John will also reach out to DEQ this week to ask for help in finding someone who can give us results on this H & H Study so that we can determine a remediation plan.
15. John also stated that after seven years we cannot imagine a major repair in 2020, therefore he suggested we consider releasing perhaps one-third of our reserve funds to be used on other critical projects in the community; e.g. paving, lakeside park dock. As this report was sent in, there was no discussion about his suggestion at the meeting.
16. **Lake Maintenance** – John will connect with Mountain Lake and Pond in February to discuss a treatment plan to remove or mitigate the grass around the lake's edge and the front of the spillway before it gets out of control.

Road Maintenance:

17. John McClung advised the transition to the new maintenance crew has gone smoothly; they removed a fallen tree on the road at no additional charge to us.
18. There will be a bill coming from Buddy Owen for plowing the roads after the latest snow storm. Roads are looking great.

Road Paving:

19. Everett sent in a report advising there was nothing to report as no paving is scheduled. John McClung added that we hope to have money available in 2021
20. Everett also stated the website is up to date.
21. Jeannette requested Everett give us an update on current paving needs.

ACC:

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

Beautification:

22. Vivian sent in a report advising her committee is working on a proposal for the manufacturing, painting and installation of new directional signs throughout our subdivision. Upon compiling all cost and time frame for this project, the committee will present it to the Board for approval.

Old Business:

Receivables;

23. Jeannette advised that we are in pretty good shape, she is having difficulty locating one property owner, John advised Danny Pate may be able to help

New Business;

24. Dick advised that the Harris property on Indian Lake Road will soon be on the market, listed by Mary Coker.
25. Jeannette advised that we need to appoint an Auditor for the 2019 records.
26. Jeannette also advised that we need to update the canoe rack list as she sends out the billing for the rentals in April
27. John will follow up with the current canoe rack list in the February newsletter

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

Next Meeting is April 4.