

INDIAN LAKE CLUB, INC., Indian Lake Estates
Board Meeting
April 4, 2020

Presiding: John McClung, President

By Phone: Dick Hennig, Jeannette Lee, Treasurer, Barbara Pence, Secretary, Ashley Bartol, John Pappas, Danny Pate, Committee Chairs, Everett Bedenbaugh, Vivian Vlahoon-Snyder

Minutes: Board Meeting February 1, 2020. The Minutes of the February meeting were approved.

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

President's Report: John advised the Bumgarner house sold and closing is complete.

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

Treasurer's Report:

1. Jeannette reported current cash on hand \$322,503. \$121,941 or approximately 76% of our Assessment income has been received. We should receive \$20,000 more throughout the year.
2. Expenses are in line as budgeted. The road maintenance bid came in at \$15,000, which was \$7000 less than we had budgeted; this will give us some leeway for expenses during the year including possible discussion of generators for well houses.
3. Receivables are currently \$29,754 for 3/1/20, of which \$5135 is from 2019. Interest charges and statements will be sent to those who have not paid or set up a payment plan. Three new owners have joined the community; assessments are up to date for two of them.
4. Three property owners are in arrears; the board discussed going forward legally at this time; we will re-visit this in June. Jeannette will continue to try to make contact with them, trying to confirm their current location and status; possibly with certified mail.

Committee Reports

Water:

5. Dick reported water department is good, new lines are being replaced at two homes where we have had leaks. Danny Pate questioned the operation of the Toxaway well, Dick advised all is operational right now; he will be conducting a well test shortly. As long as we are not losing water through leaks, we should function with no problems. Dick will follow up.

Lakes & Dams

6. John Pappas reported that Ed Medlock connected us with McGill Engineering (a 200 man firm in Raleigh). John and Ed met with their Director of Water Resources, Michael Hansen and Mark Cathey, an engineer from the Asheville office. McGill is actively involved in mediation with dam issues and failed H & H studies in other communities.
7. McGill sent us a preliminary proposal for an H & H study; cost of the study will be approximately \$28,500. When the new proposal is received, John will send it to everybody. John feels this is the next step for us to take to show the State that we are serious about fixing our spillway and showing some progress. Also this will show us exactly where we stand; and if we fail, what the mediation looks like. John will forward the new proposal to the Board. John also advised that the State is not fining anyone for their failed dams at this point and he feels that over time maybe the State would realize their requirements are too stringent.
8. John McClung agreed, citing that almost every dam in the State is in trouble.
9. Jeannette questioned whether this would be the last study we would need. John Pappas advised this would be the definitive study, but next will come the design of a solution which will also have to be approved.

10. Jeannette also questioned the possibility of obtaining a grant. John Pappas advised McGill discouraged pursuing the grant due to the amount of work and small payout actually received. We will follow up with Hale Campbell who has some knowledge of the grant procedure.
11. Jeannette suggested we organize all of the data needed for this process with back up files so we have it on hand when we are ready to proceed. Jeannette advised she would look at forward numbers over the next couple of years to see what we can accumulate. John Pappas advised the State is moving very slowly, so we have some time.
12. The Board thanked John for his work.

.Road Maintenance:

13. John McClung advised the new crew is working fine, we have monthly visits and they are keeping the roads cleaned. He stated it is good having the person in charge living in the community.
14. John will follow up with them for Spring Cleanup; Jeannette agreed they are doing a good job.

Road Paving:

15. Everett advised he will try to survey the condition of the roads over the next two months when he can get back up and will try to give an estimate of paving needs.
16. Everett cautioned that we need to stay on top of paving before the roads become unsafe.

Website:

17. Everett advised the website is being used; we will need to renew our security at a cost of \$159.98 for two years.
18. Everett posted a message on the website concerning Covid-19 advising returning residents to self-quarantine for 14 days upon arriving at the community this summer. John McClung also advised any homeowners with rentals would also have a minimum stay of 15 days – this is also true for hotels in the area. Barbara suggested this be included the quarterly newsletter. John will also include a reminder for residents to clean up after their dogs.

ACC:

19. Rich Firebaugh sent in a message stating there was no new activity in the ACC. Jeannette advised the Easons (who bought the Bell property) want to do some work on their dock; Jeannette will give them Rich's contact information.

Beautification:

20. Vivian advised all Christmas decorations have been secured; pinestraw has been purchased at a cost of \$103.50 from Boy Scouts and has been spread at the front entrance and at the waterfront park. She thanked the Crockers and the McClungs.
21. Vivian presented a proposal with estimates for 35 new powder coated metal street signs. The signs will be the exact same size as our current signs, but will be in metal with cut out letters mounted on painted boards with stainless screws. Her estimated costs will come out at the budgeted amount of \$1200. Her concern is the condition of the posts, not knowing if there are some or all that need to be replaced.
22. Labor for this project would be free provided by members of the community. The signs would be manufactured by Bonnie Crocker's son at an excellent cost. Turnaround time is about 2-3 weeks
23. John thanked her for her excellent work on the project. Vivian will procure an invoice to obtain a 50% deposit to begin the process. Dick Hennig made a motion to approve the signs, the Board voted and all agreed to go forward on the project.
24. Vivian advised we will not be holding a Memorial Day picnic, but will hope for 4th of July. She questioned if a cleanup at the park and outcrop should be planned, John advised that could be put on hold and if we needed labor we could pay our Road Maintenance crew to help.

Old Business:

Canoe Slots and Invoices

25. John advised he will put a notice in the Newsletter asking those who have slots if they want to continue and taking requests for open slots. We will stay at a \$25.00 annual fee. Jeannette will follow up with invoices. John will survey the racks.

New Business;

26. Jeannette brought up the issue of needing a President of the Board for next year. The Board discussed. No commitment was made.
27. Jeannette asked if we should purchase generators for the well houses. Dick Hennig advised there have been only 1-2 occasions where we lost power over the last seven years and we have heaters which are working when the power is off. The Board discussed the cost and maintenance of generators. Dick advised generators would run about \$5000 each. It was decided they are not needed at present. Jeannette is following up with Freeman Gas on their invoice charges and credit balance in the account.
28. Everett advised that as of Friday April 3, a burn ban is in effect for the whole county. He will put it on the website and John will include that in the newsletter.

Tickler:

Nominating Committee -

29. It was suggested we call Frank Campbell to see if he would head up the committee. John will follow up. Vivian suggested we mention in the newsletter that we are always in need of new volunteers.
The Terms up in 2020 are Dick Hennig, Jeannette Lee and John Pappas. All agreed to serve another term

Auditor:

30. John McClung will talk to Hale Campbell to see if he would serve as auditor again and will also touch base with him on his knowledge of a grant for dam repairs.

Tickler for June

31. Jeannette advised a Finance Committee will need to be formed in June.

Next Meeting – June 6, 2020

There being no further business, the meeting was adjourned.