

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

Presiding: John McClung, President

By Phone: Dick Hennig, Vice President, Barbara Pence, Secretary, Ashley Bartol,
John Pappas,
Committee Chairs, Rich Firebaugh, Vivian Vlahoon-Snyder, Everett Bedenbaugh

Absent: Jeannette Lee, Treasurer, Danny Pate

Minutes: Board Meeting June 6, 2020. The Minutes of the June meeting were approved.

Community Speaks:

1. Everett shared his hopes for high speed internet in our community, suggesting the Board organize some North Carolina residents in the community to take our requests for better internet to local County Council and Transylvania representatives to the State House, stating the Squeaky Wheel gets the attention.
2. Everett also advised problems with bears on his property; Vivian mentioned several other residents have experienced problems with bear sightings as well. John McClung will caution residents in the newsletter about allowing access to food.
3. Everett also thanked the Board and officers for their hard work over the years.

Secretary's Report: Barbara mentioned hearing from a new owner of a lot on Rainbow's End... John mentioned the sale of a home on Rainbow's End and another lot purchase there. Information will be shared when closings are complete.

Treasurer's Report.

4. John McClung reported for Jeannette. As of 7/21; Cash on hand is \$334,701. \$10K was transferred in May to Wells Fargo from Fifth Third for a higher interest rate, gaining us \$3500 before taxes. He credited Jeannette for her fiscal watchfulness.
5. Current A/R is \$37,304. We have had several lots sell this month, all back due assessments will be paid at closing. We also received 2019 assessments and interest from a resident in arrears, thanks to help from the Board.
6. Expenses were in expected range with no surprises (we do not have the latest water repair bill); we are expecting the H & H Study for the Dam of about \$22,000, thanks to John Pappas for his work. Planned road paving and the H & H will reduce cash on hand by approximately \$83,000.

Committee Reports:

Water

7. Dick reported a break in a main water line on Hiwassee Road on Tuesday night 7/28. He split the system allowing Indian Lake Road to have water. Early Wednesday morning the location of the leak was discovered and repairs were made by ACL Plumbing which had water back to the community by 3pm Wednesday, even though a trip to Asheville was required for parts. Dick commended their work. The Board thanked Dick for his time and efforts.
8. Dick advised it is PVC pipe and that we have only had two major breaks; it was possibly related to severe lightning strikes in that area at that time.

Lakes and Dams

9. John Pappas obtained an estimate for the H & H Study after pursuing bids from Schnabel, McGill and Blue Earth Engineering. He advised Blue Earth, although a small firm put forth a more robust bid which came in almost \$10K less than McGill. Blue Earth (Tim Ormond) also gave us more information on determining the amount of the water in the lake and would give us recommendations as to what the actual remedy would be. They also advised an estimate of lake volume can be made by measuring the depth at the center by hiring a diver.
10. John Pappas thanked Jeannette and Hedgie Bartol for reviewing the contracts and suggesting insurance coverage pointers. The Board thanked John Pappas for his efforts and hard work over the years on the dam.
11. Barbara made a motion to approve the H & H study and Ashley seconded the motion; the Board approved John going forward with the study.
12. John also advised we had an herbicide sprayed on the grass in front of the spillway by Mountain Lake and Pond earlier in the season; he feels the treatment might have been premature; the cost was \$350; he will go back to MLP to see about a second treatment or another approach.
13. John McClung mentioned residents of Lake Toxaway complained of increased grass in the lake this year and that several residents have seen snakes in our lake, also Copperhead snakes have been sighted in the water by the Bartols. John Pappas will follow up with Andy Mull to see if he has an idea but he also stated the water snakes are not poisonous. Vivian suggested we included an advisory in the Newsletter telling residents to be vigilant about snakes in the community.

Roads – Paving.

14. Everett very happily advised that after we finish paving this fall, we will have completed the paving project begun in 2010, with all roads in the community being re-paved.
15. He stated we have a contract with Pisgah Asphalt and Sealing with an estimate of \$59,075 to finish our paving. Estimated time frame will be mid-September to October depending on weather and their previous jobs. When we have a firm date, Everett suggested we contact the community in case any residents want private paving at that time.
16. Everett recognized the hard work of people in the community working on paving since 2010, thanking Frank Campbell, Dave Crocker, Dick Hennig, John McClung and all the members who made loans to Indian Lake Club to fund the initial stage of the project; acknowledging the importance of having money in reserve for major projects.
17. Everett stated he will also have Pisgah make necessary repairs from the water leak on Hiwassee when they do the paving.
18. The Board discussed internet service and phone service, and Everett recommended a booster for cell phone service which has helped with Verizon. Rich Firebaugh suggested perhaps a community booster could be requested from Verizon. The Board discussed asking Danny Pate to contact Verizon.

Architectural Control

19. Rich advised he had one homeowner request approval for a deck which has been completed. He has also been contacted by possible new lot owners requesting information on building.

Beautification Committee:

20. Vivian advised all new signs are complete and installed with the exception of the entrance signs which will be installed shortly. She stated she came in under budget. There are eight original posts which were not replaced; she suggested this might be considered in next year's budget. She commended the company making the signs for their work. She suggested also upgrading the Waterfront Park sign perhaps in the next year.
21. Vivian stated we have had no gatherings this year; thus we have an \$800 balance in the account. At this point it will go back into the general fund at the end of the year.
22. Vivian talked to Jeannette regarding the pathway from the picnic area to the dock. She sent out requests to three contractors; only one responded, Tracy Jones, who advised we may have to put the walkway at the other end of the park. Tracy stated the steps, (rock) are about \$80 each.

Vivian will look for another contractor. Ashley recommended Rick Chapman who did step work for them; she will give Vivian the contact information.

23. The Board discussed a new lot owner at the end of Indian Lake Road who has been clearing his lot. Several residents have talked to him to determine his intentions for the property and for accessing our lake, or having his guests access our lake. Before we have issues, it was suggested that John follow up on past conversations by writing him a letter making sure he understands our architectural regulations for undeveloped property, no dam access and enforcement of the regulations regarding nonresidents using our property. Barbara will get contact information from Jeannette and will collaborate with John by sending him a hard copy of the regulations along with a discussion of our concerns. Ashley advised some non-residents have been using their dock as well; they hope to put up a No Trespassing Sign. Dick questioned whether we had signs at the dam stating No Trespassing.

Road Maintenance:

24. John advised the road crew is doing well, when issues occur, they are quick to respond, especially with tree removal during storms. The Board agreed the Outcrop cleanup is great; John commended Larry Pipkins for his work in advising the crew; the outcrop will be maintained in the future by our road maintenance crew.

Website:

25. Everett advised he put the link for the broadband survey on the homepage of the website, along with notices about the recycle center closures and reminders of social distancing at the waterfront park. The website has had 240 visitors. The Board thanked Everett for his work on the Website.

Old Business

Nominating Committee

26. John McClung advised we have two residents interested in joining our Board, bringing the total Board to nine members. Barbara will contact the two residents for a biography for the ballot. We have seven Board members at this time; this will raise the number to nine. Everett advised the Board size increase needs to be voted on. Barbara made a motion to increase the number of Board members, Dick seconded, the motion passed.

Finance Committee

27. John reported for Jeannette – the members of the Finance Committee are John McClung, Anne McClung, Ron Harden, Frank Campbell and Jeannette Lee.
28. The Budget for 2021 is presented for the Board's approval; which includes the H&H Study for the dam and 2020 road paving. As a result, the funds set aside for dam repairs have been reduced from \$234,605 in 2020 to \$204,953 for 2021. Most of our expenses are fixed.
29. Beautification Committee requested to move some of the physically demanding tasks from a volunteer basis to a community funded basis. The Board approved this request. The General Maintenance Fund has been increased from \$1000 to \$5000 for 2021 to include these costs and increasing costs for tree removal.
30. Beautification requested \$1200 for 2021; the Committee reduced this to \$500, but recommended \$500 of their unused budget for 2020 be rolled over to 2021 to give them a \$1000 budget for 2021. The Board approved this rollover.
31. After discussion, a motion to approve the Budget was made by Dick, and seconded by John Pappas. The Board approved the 2021 Budget.

Annual Meeting

32. A discussion was held about not holding a physical annual meeting this year because of the Covid-19 virus. The State of North Carolina National Law Review recommended HOA Annual Meetings be postponed this year to minimize person to person contact.
33. The Board was asked for their input; Barbara recommended we follow the CDC guidelines; conducting the meeting by mail; sending committee reports, ballots for new Board Members and requests for approval of 2021 budget all by email. The Board discussed zoom calls or opening

up a telephone conference at the meeting so residents could call in. It was decided to ask the community to email us with any questions. These questions or issues could be addressed by the Board at their next Board Meeting on September 12. A motion was made by Dick to hold the meeting via written communication; it was seconded by John, the Board approved.

President's Quarterly Newsletter

34. John discussed notifying the community of the annual meeting change, presence of bears and snakes. Dick suggested we recommend ACL Plumbing to the community for septic pumping as well as plumbing repairs.

Review/Evaluation: Secretary/Treasurer.

35. The Board acknowledged their approval of both.

Next Meeting – September 12, 2020 at 9am.

There being no further business, the meeting was adjourned.