

INDIAN LAKE CLUB, INC., Indian Lake Estates
Board Meeting
December 5, 2020

Presiding: John McClung, President

By Phone: Dick Hennig, Jeannette Lee, Treasurer, Barbara Pence, Secretary, Ashley Bartol,
John Pappas, Allen Eason, Jan Harden
Committee Chairs, Rich Firebaugh, Vivian Vlahoon-Snyder, Everett Bedenbaugh

Absent: Danny Pate

Minutes: Board Meeting September 12, 2020. The Minutes of the September meeting were approved.

Community Speaks: There was no one in attendance

Secretary's Report: Barbara advised the house at 420 Toxaway Trail has been sold to Kathryn and Peter Peerson,

Treasurer's Report:

1. Jeannette reported current AR of \$10,600 after final installment of assessments due Nov. 1. Invoices with interest payment have been sent to members who have not made payments. Six members have not paid for 2020. Prior years AR is caught up with the exception of the Godwin property which has a lien.
2. Invoices for 2021 have been sent out and we have received \$12,400. Several lots have changed hands and a few more lots are going for sale
3. Cash balance at the end of November is approximately \$276,000. November had higher expenses with the first installment of \$7,012 for the H&H study. \$120,000 was transferred from Wells Fargo to Fifth Third in October.
4. Expenses are in line with the budget with the exception of repair/maintenance for water and general maintenance. Over budget is caused by damage done at Five Points, and a need to replace a damaged pump. General maintenance is over due to storm cleanup earlier in the year. We increased the budget for this category in 2021. Jeannette anticipates overages being absorbed by other areas where we are under budget.

Water:

5. Dick reported a water leak was repaired in the supply line to a property on Indian Lake Road and another small leak on Cherokee Circle will be investigated and repaired on Tuesday.

Road Maintenance

6. John McClung advised a few members of the road maintenance crew had tested positive for Covid and needed to quarantine which caused some disruption in the fall cleanup. Tracy Jones will be sending in new crew members to complete the cleanup. John advised he is negotiating our maintenance contract with Tracy Jones and will report back to the Board.
7. Vivian asked if the granite outcrop cleanup could be included in the bid as needed. John will discuss with Tracy Jones.

Road Paving:

8. Everett gave the Board Members a history of the road paving since 2010 and advised that all community roads have now been resurfaced. The entire project's price tag was \$305k, with this year's phase costing \$60k.

9. He advised that only minimal patching would probably be required over the next two years but the Board should consider budgeting for paving to resume in the third year. If there is heavy use of the roads due to dam repair, the roads may deteriorate quicker than expected.
10. Future projects to be addressed should be the erosion of ditches parallel to the roads throughout the neighborhood, particularly the ditch on Indian Lake Road opposite the guard rail.
11. He also suggested consideration of making Cherokee Circle a one way road and the portion of Hiwassee from the Tisdale home to Five Points also be made one way to improve safety. A first step to this suggestion would be community outreach to get members' feedback.
12. Jeannette asked his opinion as to cost of paving in three years, Everett said it would be determinant on material cost, but suggested we consider at least \$350k to \$375k, although some lightly used side roads may not need repaving. Jeannette asked if there was any way to preserve our roads, Everett will discuss with the paving company.
13. Jeannette advised our surplus is designated to the dam repair at this time; if paving also needed to be budgeted, there may be need for an increase in assessments.
14. Rich Firebaugh asked if the impact fees for new construction were allocated to maintenance, Jeannette advised it is all in the general fund. Discussion was held about separating out repair funds from general funds. Allen Eason suggested we start tracking the impact fees. Jeannette will investigate the possibility of separating out these funds in the budget. She will advise.
15. Finally, Everett stated he would like to relinquish his chair of the Road Paving to a new Board Member. He advised he would be happy to continue to serve on the Committee. John McClung will reach out to the Board to fill this position. John also advised the great condition of our roads is a positive influence on home and lot sales.
16. The Board thanked Everett for his work on the Paving Committee.

Website:

17. Everett advised our website has struggled with incompatibilities with new versions of Word Press. The developer of the website, Elizabeth Polfus, has been extremely helpful in resolving these issues and has spent considerable time without charging the club for her work. He advised we have had a least 110 visits in the last 30 days and that he will be glad to continue managing the Website.

Lakes and Dams:

18. John Pappas stated we are still waiting on the H&H Study results and report so we can take the next steps with NC DEQ. We made a 1/3 payment of \$7000 to Tim Ormond and it is expected the work will be finished by the end of the year. John McClung thanked John Pappas for his tenacity in sticking with the dam repair project.
19. He stated we were unsuccessful in treating the grass at the spillway this year; we will try to attack it in the spring.
20. He also suggested we remind the community that the dam is not for recreational use. Jeannette advised that the traffic on the dam seems to be from renters. John McClung will reach out to the homeowners whose renters are involved. It was also suggested we improve the signage at the dam access road and perhaps on the dam itself to discourage traffic on the dam. John Pappas will look into signage.

Architectural Control:

21. Rich Firebaugh advised the ACC has reviewed the ACR and recommended that the Board approve a revised Architectural Control Regulation document which was updated to include current NC statues, and a new table of contents to make it more user friendly. A motion was made and the Board moved to accept and approve this document. Rich will follow up with Everett to post it on the website.
22. He also advised the ACC has seen quite a bit of activity this fall with approval of several repair, addition and maintenance projects. All projects have been improved, impact fees have been collected where needed and he is tracking these projects for future reference.
23. John thanked Rich for his work on this committee.

Beautification:

24. Vivian thanked everyone on her committee and volunteers for the fall park cleanup and the installation and take down of fall and holiday decorations. She advised Jan Harden had joined the Beautification Committee and thanked Jan and Ron Harden for their help as well as her core group of members and volunteers.
25. Vivian addressed the safety and liability issues presented by the disrepair of the waterfront park, its access points and uneven footing presented on the paths and steps.
26. Vivian and Richard Firebaugh visited the park in November and evaluated maintenance issues needed; separating out areas needing immediate action. Vivian met with Tracy Jones who drew up a detailed plan for resolving all issues by installing large flat stepping stones with underlayment and adding driveway gravel in flat areas allowing for safe footing on the paths and steps. Tracy gave us a quote of \$12,427 for the project.
27. The Board discussed; Jeannette advised our liability insurance carrier stated we would be liable for any accidents if we did nothing. Jeannette made a motion to approve the bid from Tracy Jones for the repairs, Barbara seconded and the Board approved the bid to Tracy Jones. Vivian will contact Tracy to begin the repairs. Tracy Jones gave Vivian a timeline of completion of the work by mid to late April 2021. Upon further discussion, the Board agreed to completely close the park until repairs could be made. John McClung will take care of closing off the access points and posting closure signs.
28. Other topics discussed were the addition of flat stones under the picnic table legs to prevent erosion to the wood, possibly painting the tops and seats of the tables for preservation, removing the old grill which is in disrepair and seldom used and shoring up of the split rail fencing all through the community. These repairs could possibly be done by a community work group.
29. John Pappas suggested the paddle boat at the water should be removed as it is an eyesore and collects water and trash. John McClung will contact the owners of the boat and request its removal.
30. The Board thanked Vivian for addressing the repairs needed for this important asset to our community.

Old Business, New Business:

John McClung advised there would be no community Christmas gathering because of Covid.

Next Board Meeting : February 6, 2021

A Motion was made and seconded to adjourn; the meeting was adjourned.