

**INDIAN LAKE CLUB, INC., Indian Lake Estates**  
**Board Meeting**  
**February 6, 2021**

**Presiding:** John McClung, President

**By Phone:** Dick Hennig Vice President, Jeannette Lee, Treasurer, Barbara Pence, Secretary, Ashley Bartol, John Pappas, Allen Eason, Jan Harden, Danny Pate  
Committee Chairs, Rich Firebaugh, Everett Bedenbaugh

**Minutes: Board Meeting December 12, 2020.** The Minutes of the December meeting were approved, Motion made by Dick Hennig, seconded by Danny Pate

**Community Speaks:**

1. Everett Bedenbaugh questioned the shrubbery at the entrance to ILE which is causing a blind spot down Slick Fisher Road. Several people agreed, the issue will be referred to the Beautification Committee to rectify.
2. As John McClung will be moving and leaving the Board in April, Everett thanked John for his service as President of the Board, acknowledging his exemplary leadership over the past years. The Board all thanked John.
3. Jeannette advised she had been approached by residents looking for a way to post information on the website, possibly like a bulletin board. Everett will address this in the Website report
4. Discussion was also held about several homes coming up for sale and two homes scheduled to be built; one on Rainbow's End and one on Indian Lake Road.

**Secretary's Report:**

5. Barbara advised of the sale of 420 Toxawy Trail to Kathryn/Pete Peerson, and 47 Thunderbird Lane to Sherrel Brooks. Two lots have also been sold to Fisher/McNeeley and one lot sold to Linda and Brian Mahoney.

**Treasurer's Report:**

6. Jeannette advised cash on hand as of January 2021 is \$298,061. AR from 2020 is \$7205, with \$2782 belonging to a member with a lien on the property. Funds are coming in for 2021 assessments – to date over \$40,000. Invoices and statements will go out in February for those with balances due March 1.
7. Expenses for 2020 were approximately \$600 over budget. We are in great financial shape. Several items were shifted from Beautification to General Maintenance; we have progress on Indian Lake Dam repairs and paving was completed.
8. Currently we have \$60,000 per year in income in excess of expenses (excluding the dam) this should continue to accumulate until the dam is repaired and a substantial amount of funds are secured for future paving.
9. Our 2021 budget for the dam is \$204,953; if it increases by more than \$20,000, funds would come from our reserve of \$75,000.
10. Repairs to the walkway at the Waterfront Park will further eat into our reserves as this was not part of the 2021 budget.

11. Included in our cash balance is \$800 in canoe rack fees and \$2940 in impact fees.

#### **Committee Reports:**

##### **Water:**

12. Dick advised we had to shut down the system for about 3 hours recently as we had a leak to a supply line and the shut off valve was not located; there were also two other valves whose shut offs were not working . Dick advised that one of the shut off valves going up Hiwassee was paved over; He will rectify these problems in the spring.
13. The area at Five Points will be repaired when repairmen are available.
14. He also advised he has been running the propane tanks to heat the well houses
15. Jeannette questioned an increase in Pump 3 costs; Dick will follow up.
16. John Pappas questioned the valve cover at Five Points that is crushed. Dick advised that will be relocated away from the road

##### **Road Maintenance**

17. John McClung advised Hedgie Bartol will take over the road maintenance and road paving going forward. He will give Hedgie contact information for Carolina Services, Tracy Jones, and will ask Everett to furnish paving contacts to Hedgie.
18. John will also give Hedgie contact information for Buddy Owen who has been keeping our roads clear. He advised Tracy Jones is a backup for snow plowing; Tracy spent three days clearing roads this winter with his tractor when Buddy's equipment broke down.
19. Rich Firebaugh questioned whether a low point could be repaired on Hiwassee Road outside Frederickson home. John will have Hedgie follow up to see if it can be patched.

##### **Road Paving:**

20. Everett withdrew his suggestion from the last meeting of considering making Hiwassee Road one way acknowledging this would not work.
21. Everett also advised that he had researched products claiming to extend the life of asphalt and submitted his findings; his recommendation was to pay an expert consultant to tell us what to do and when to do it.

##### **Website:**

22. Everett advised we will prepare a write up to send to the community on the Neighbor Next Door app for those who wish a bulletin board to post information about the community as our website is not interactive. He also advised the website is going well.

##### **Lakes and Dams:**

23. John Pappas reported that eight years and work with five engineering firms after the spillway was first cited by DEQ, we finally have a completed H&H study. We have a very positive draft report showing the existing spillway to have adequate capacity for all storm events including the probable maximum precipitation storm.
24. Once NC Dam Safety accepts the study, we should be able to begin making repairs and getting a handle on costs involved. He is hoping we will be well within the budget for repairs.
25. Tim Ormond of Blue Earth prepared the H&H Study; he will also make recommendations as to repairs needed. John would like to make Tim Ormond the engineer of record because of his experience with lakes and dams and his familiarity with the process of working with DEQ. The previous engineer, Medlock, did not

have the experience with lakes and dams needed. John feels Tim Ormond would be a better spokesperson to guide us.

26. One of the repairs recommended is to build a concrete apron in front of the spillway to stop the water from going underneath the spillway which would require lowering the lake.
27. The valve to the culvert (the pipe that goes through the dam) may need to be replaced as we could open the valve in the past, but had to have divers come in to close it. Siphons may need to be rented to lower the lake which is expensive. To replace the valve, the lake would possibly have to be drained.
28. Questions about a solution to lowering or draining the lake and replacing the valve were deferred until we have further study.
29. A partial payment of \$7500 has been paid for the H&H study; an additional \$14,000 will be invoiced shortly.
30. John also advised we need to tackle the grass problem at the spillway; this could possibly be addressed if we lower the lake so we could pull out the grass as chemical treatments do not work with the significant water flow.
31. John will share this 26 page report from Blue Earth with the Board when it is finalized in the next week or so; possibly scheduling a zoom call with the Board. He stated the report gives us a lot of information about the lake with aerial views and maps, showing 764 acres of land creating the basin, or 1.19 square miles.
32. The Board thanked John for his hard work on the dam.

#### **Architectural Control:**

33. Rich Firebaugh advised we have had one approval for a home to be built by Houser/Sexney on Indian Lake Road and a request for repairs to a deck on Hiwassee which did not need approval. John McClung thanked Rich for his work on the ACC.

#### **Beautification:**

34. Vivian sent in a report stating Carolina Services, Tracy Jones is in charge of the repairs to the waterfront park beginning with replacing the steps to the dock; twenty steps should be delivered to the parking lot on Monday 2/8. Tracy will schedule the installation
35. Her committee has met and created a calendar for the ILE social gatherings; dates will be announced and will be flexible with Covid 19 and waterfront park renovation. Once the dates are confirmed, she will issue a re-opening of the park, and the Wednesday socials and holiday gatherings.
36. Rich questioned documentation on the renovation; John advised a written contract has been issued.

**Old Business, There** was no Old business.

#### **New Business: Interim President for the Board**

37. John McClung advised he will reach out to some people to see if he can find an interim president, possibly by the April meeting. He requested any interested parties contact him

#### **New Chairman for Road Maintenance**

38. As mentioned previously, Hedgie Bartol will take the Chairmanship of the Road Maintenance and Paving Committees.

#### **Lot Consolidation Question.**

39. After many questions from an individual wishing to combine two adjoining lots for a reduced HOA, and much discussion by Board Members, it was decided not to consider this consolidation. John will contact the individual

**Back Up for Treasurer**

40. A new back up for the Treasurer is needed as the position was held by Anne McClung. Ed Tisdale has offered to be this back up Treasurer. Jeannette requested Board approval for Ed to be the backup and to have a copy of the Quick Books program. The Board unanimously voted to approve Ed Tisdale to this position.

**Accounts Receivable**

41. Jeannette notified the Board of Accounts Receivable of approximately \$4000 on a home with a lien. The Board discussed and decided to send the homeowner a warning letter of possible foreclosure. Jeannette will follow up with an attorney to have the letter sent to the homeowner.

**Committee representation**

42. Jeannette suggested the community be advised of the committees and their work in the HOA with the intent of gathering new volunteers and interest in the Board. It was decided to prepare a list of committees, responsibilities and members and send a letter to the community to raise awareness. Barbara and Jeannette will follow up.

There being no further business, a motion was made by Jan Harden to adjourn, and seconded by Jeannette. The meeting was adjourned.

**Next Meeting: April 3 – 9:00 a.m.**