

**INDIAN LAKE CLUB, INC., Indian Lake Estates**  
**Board Meeting**  
**April 3, 2021**

**Presiding:** Hedgie Bartol, President

**By Phone:** Dick Hennig Vice President, Jeannette Lee, Treasurer, Barbara Pence, Secretary, Ashley Bartol, Allen Eason, Jan Harden, Vivian Vlahon-Snyder  
Committee Chairs, Everett Bedenbaugh, Ron Harden

**Absent:** John Pappas, Rich Firebaugh

**Minutes:** A Motion to approve the Minutes of the February 6, 2021 Board Meeting and the March 20, 2021 Called Board Meeting was made by Jeannette and seconded by Vivian. The Minutes were approved

**Community Speaks:** There was no one present from the Community

**Secretary's Report:**

1. Barbara advised the McClung home at 352 Cherokee Circle was sold to Regina and George Fleszar from Ponte Vedra Beach, Florida and the Pate home at 304 Toxaway Trail was sold to Lou Ann and Dean Kelly from Ravenel South Carolina. Two other homes have sold and will close in April.

**Treasurer's Report:**

2. Jeannette advised current AR at end of March is \$24,451.42, \$10K of this will be paid in April and there are only two members not paid up for 2020.
3. Current cash on hand is \$319,850.83.
4. Expenses in March included \$12,000 to Blue Earth for the H&H Study and over \$12,000 for repairs at the Waterfront Park. We still owe approximately \$2400 to Blue Earth which will be paid pending acceptance of the report by NCDNR.
5. Allen Eason questioned procedure for collecting unpaid assessments; Jeannette advised a lien would be placed if in arrears for three years; but she will reach out to the members involved requesting partial payments.

**Committee Reports:**

**Water**

6. Dick advised he is still waiting for replacement of several valves; he will follow up to see if repairs can be completed this week. Jan Harden reported air in water; Dick will check the lines. Jeannette advised we have a credit with Freeman Gas, thus no outstanding invoice.

**Roads:**

7. Ron Harden mentioned maintenance issues which may need to be addressed; the asphalt on Cherokee Circle at the Pullen house where a leak was repaired and several culverts which need to be cleaned out. He also questioned running water at the Cherokee Circle repair; Dick advised this occurs with heavy rains and is drainage off the mountain.
8. Ron also questioned whether we need to consider adding rock to the ditches next to the road to control erosion in the future on roadsides where dirt is eroding away.
9. Ron questioned seeing garbage cans left on the roadside for a long time while homeowners are away and wondered if this could be controlled. Problems could occur with cleanup and bears in the near future. Hedgie will address in the April newsletter.
10. Jeannette questioned the blocked culverts and possibility of the Fire Department blowing them out. Dick advised the Spring cleanup will probably address these issues. Barbara will get a copy of the Road Maintenance contract to Ron Harden to follow up as to when the Spring cleanup will occur.

**Lakes and Dams:**

11. John Pappas sent in a report stating the H&H Study has been completed with positive results and has been submitted to DEQ, with no feedback as yet. Fifteen percent of the contract with Blue Earth is being held pending the acceptance of the results.
12. A large tree floating in the lake will be addressed. Hedgie will follow up.
13. John advised we should be on the lookout for critters burrowing into the back of the dam, river otters and beavers could show up in the Spring.
14. John has sent a request to Brent Crocker to make signs restricting access to the dams and access road. John will follow up.

**Architectural Control:**

15. Rich sent in a report stating a request had been received from a lot owner to construct a new home with first floor square footage of 832 sq.ft; which does not meet the 900 sq.ft. requirement. The Board rejected his request; the lot owner countered that other homes in the community have less than 900 sq.ft. The Board responded by Certified Mail with information of grandfathered homes and changes in ACC requirements over the years. The Board stated that the home must meet the 900 sq.ft. minimum first floor requirement.
16. Rich also advised a homeowner wishes to construct a tree house on his property. The ACC asked him to complete an ACC Request form for review by the committee.

**Website:**

17. Everett sent a report showing updates and interest in the website. He advised the 'events' tab is not working on the website; he will follow up.
18. Everett also advised he has joined Next Door for this community; he has been monitoring it and feels it works well for communication within the community and surrounding area. Hedgie also recommended the use of Next Door, Everett will follow up with a notice to be sent to the community on how to join.

**Old Business:** There was no old business

**New Business:**

19. **Green Burrell.** Jeannette advised one of the heirs is communicating with the Attorney; Jeannette has requested follow up but has not heard anything at this time. She advised two members are interested in buying lots. Back taxes on the lots are \$707 and \$663. We have to pay back taxes in order to obtain the lots. Jeannette advised we lose \$5800 annually in revenue with these lots. The heirs are interested in turning over the property without any additional expense to them.
20. Hedgie recommended we pay the taxes and acquire the properties and offer them up for sale. He feels we should open them up to the entire community. Barbara advised her assessment for vacant lots was \$9000. Jeannette advised ILC has a lot for sale for \$4500 and she challenged the assessment of \$9000 with the tax office but has had no response.
21. Hedgie made a motion requesting we look at what is required to obtain these lots and obtain a market value from a real estate agent or an appraiser so we can take advantage of the hot real estate market. Jan seconded the motion. Jeannette will contact Mary Coker for a valuation.

**Beautification:**

22. Vivian advised the entryway was cleaned up, weeded and new plantings placed. A waterfront park cleanup is scheduled for April 14. She requested workers bring rakes and clippers that day. Pine straw has been ordered, picnic tables will be stained.
23. Waterfront Park renovations to the steps and walkways are complete; handrails were repurposed at the steps. Horseshoe pit level has been mulched and benches will be moved there. A new sign was made by Anne McClung and will be installed, moving the current sign to the split rail fence between the two lakes.
24. Wreaths have been hung at the entryway and decorative baskets have been placed at intersections. She questioned the valve repair at Five Points, asking for the status so that area can be spruced up.

25. Jeannette asked if the Beautification cleanup included the canoe area. Vivian advised it did not. The Board discussed; it was decided to ask for volunteers to clean up; perhaps scheduling a second work day on a Saturday when residents not working could help.
26. Vivian advised the waterfront park will continue to be closed until Memorial Day weekend.

**NewBusiness:**

**Bruce Property:**

27. Jeannette advised the Bruces will be up next month and will bring a survey which could show possibilities of lot development and access.
28. Hedgie recommended we approve beginning the appraisal process as he feels obtaining this property would be advantageous to the community, protecting us from development which is not under our control. Barbara seconded. Ron Harden asked if we had a legal opinion as to access to the property. Jeannette advised the attorney wanted us to have a contract on the property before they will research the access. The first step is getting an appraisal to determine market value and see what it will take for us to acquire the property. Once we have that information, we can move forward with the options. The Board approved moving forward. Everett will give Jeannette contact information for an appraiser.

**Waterfront Park:**

29. Hedgie questioned an unknown canoe and jon boat at the waterfront park. The Board discussed ownership; Hedgie will discuss removal of the boat(s) in the newsletter. Because of turnover of property ownership Jeannette will contact current canoe owners to see which slots are rented. Hedgie made a motion to address the boats in the newsletter, Vivian seconded, the Board approved.

**President's Newsletter.**

30. Hedgie will send the newsletter to the Board before sending it to the community.

**Nominating Committee**

31. Everett advised the Nominating Committee needed to be formed as two Board Members' terms will expire in 2021, Ashley agreed to head the committee, Vivian will serve on the committee.

**Emergency Escape Routes.**

32. Hedgie asked if someone would be willing to document the escape routes from our community so residents and renters would have access to that information in case of an emergency.
33. One route is off of Toxaway trail through the Quinn property exiting onto Slick Fisher Road. The other is at the end of Rainbow's End, but is a tight path which is possibly blocked by a large log, this exits onto Pea Ridge Road. Jeannette also advised the fire Marshall could be involved. Hedgie asked for help in locating the routes, be sure they are passable and if not, what would our options be. Vivian agreed to talk to the Quinns and to the people on Pea Ridge Road to determine if there are any issues. Once we have the maps and information on the route, we will send to the community and Hedgie asked if we could post it on the website. Everett will facilitate when we have the information.

**Appoint Auditor;**

34. Jeannette advised we have used Hale Campbell in the past; Hedgie will reach out to him.
35. Jeannette informed Hedgie of the Finance Committee to be formed in June and July to set the budget for the next year. This is presented to the Board in August for approval and given to the members in September.

**Adjourn**

36. Vivian made a motion to adjourn, Jeannette seconded. The meeting was adjourned.

**Next Meeting : June 5, 2021**