

**INDIAN LAKE CLUB, INC., Indian Lake Estates**  
**Board Meeting**  
**June 5, 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, John Pappas  
Committee Chairs, Everett Bedenbaugh, Ron Harden

**Absent:** Rich Firebaugh,

**Minutes:** A Motion to approve the Minutes of the April 3, 2021 Board Meeting were approved by Dick Hennig and seconded by Allen Eason.

**Community Speaks:**

1. Everett spoke to the Board of his opposition to ILC making any purchases of any property or lots while the dam repairs are still uncertain. He also questioned the uncertainty of lot sales at the present time. Hedgie thanked Everett for his input and thoughts and stated the Board would do due diligence before purchasing any property,
2. Jeannette advised she had been contacted by a resident regarding the Wednesday gatherings, food served, etc., Vivian stated they were going to try to simplify the food to see if larger groups would attend, It was decided individuals could bring what they wanted.

**Secretary's Report:**

3. Barbara reported we have two new homeowners; Tony Miocci and Martha Savitzky purchased Gigi Skipper's home at 68 Qualla Trace, and Ken Johnson and Gina Brown purchased Jerry Hollar's home at 716 Indian Lake Road

**Treasurer's Report:**

4. Jeannette reported current AR is \$9,379.79, with several checks in the mail and the next deposit to be made after June 17. Jeannette also reported that as of June, all members are caught up in all fees from prior years. Next AR will only contain fees due for 2021.
5. Current cash balance as of 5/31/21 is \$327,005.58. Jeannette feels we are in good shape but that could change due to repairs needed for the dam. Expenses budgeted for 2021 are in line so far.
6. 2022 Budget Committee is on hold as we introduce new Chairs to budgeting and the financial needs of the community will be reported on in the June report..

**Committee Reports:**

**Water**

7. Dick reported we recently replaced three valves which will make it easier to shut down water if we have to. A major leak has been repaired at the Harris/Magaha house, but was under the driveway so he will get an estimate from ACL to move the line away from this driveway.
8. Waterline to property at front may be solved by running a line from the standpipe close to the entry to a meter box. Dick will get a price on that.

**Roads:**

9. Ron spoke with Pisgah Asphalt about some emergency repairs needed; this will probably occur in late June, early July. Pisgah will meet with Ron soon to look at repairs which may be needed in 2022, not necessarily paving, but ditch work needing additional rock to prevent erosion and deterioration of the road bed. Dick Hennig asked if Tracy might also be a source for erosion control. Ron will also meet with Tracy to discuss his 2022 contract. Dick asked if he could schedule trimming of overhanging roadside rhododendrons as well.

10. Hedgie stated he had spoken to Tracy who indicated he might be too busy to continue with us and suggested Ron look at other landscape companies. Ron will follow up. Hedgie will also follow up with Richardson's son in law (Whitmire) to see if he is interested as well.

**Lakes and Dams:**

11. John Pappas advised we are still in a holding pattern on getting feedback from DEQ on our H&H study and questioned whether we should pay Blue Earth the balance due on the contract. Hedgie suggested we wait; perhaps Blue Earth could help us with DEQ.
12. John reported a large log near the dam has been removed; the charge was \$527, for disposal.
13. John will follow up with Tracy to see if he is doing the first cutting of the dams.
14. Grass in front of the spillway needs to be addressed, not sprayed, but removed by the roots; John will follow up with Mountain Lake and Pond.
15. John has been waiting to hear from Brent Crocker to make signs restricting access to the dams and access road. John will follow up. Vivian will try to help with the communication.

**Architectural Control:**

16. Rich sent in a report advising he had nothing new to report.

**Beautification:**

17. Vivian reported a successful Memorial Day Picnic with 52 people in attendance. It was welcoming and most new homeowners attended.
18. Beautification will supply hot dogs and buns for 4<sup>th</sup> of July picnic. We may ask for contributions at that time for the Labor Day picnic.
19. Vivian will ask for help for a work day to clean up the park on the Saturday before the 4<sup>th</sup> of July picnic.
20. Vivian restated that the Wednesday Gatherings are open for everyone to bring what they wish, but there are no funds to provide paper products for these events.
21. She reported the handrails at the Waterfront Park were not considered safe and were removed before the picnic. Three bids have been received to replace the handrails. One was presented by Rich and Ron doing the construction in house using 4x4 posts, secured with cement and handrails made of 2x4s. It would not be as rustic, but it would be clean, uniform and sturdy. An original estimate was \$300 in wood; this has probably gone up in price. A proposal was received from Tracy Jones with locust wood, cemented in the ground for \$2240. Another proposal was received from Derrick Galloway whose bid for locust was \$2800 - \$3000. Hedgie also had Rick Chapman give us a ballpark figure of \$1400; not including some extra handrails needed. Vivian would like to get a stronger estimate from Rick Chapman.
22. Jeannette asked if Carl McCall had submitted a proposal as he had constructed handrails for her property. Jeannette will give Vivian his name to contact him as well.
23. Vivian advised that Mike had cleaned up the park before the Memorial Day Day and that this needs to be addressed going forward.
24. Regarding emergency exits, Vivian and Jan Harden met with Quinns whose property's driveway exits onto Slick Fisher Road and he advised we could use that for an emergency exit. Mr. Quinn stated some (possibly renters) had been using his driveway as their entry and exit daily. It was suggested we put out a notice to homeowners that this is a private driveway.
25. Vivian will try to meet with Carmen at the fire station to get his opinion on the use of Pea Ridge Road as the other emergency exit. Hedgie suggested when we have our exits defined, we publish a map and directions to the community and put it on our website and be sure renters are informed, this is for emergency only.

**Website:**

26. Because of possible hacking into the names of our Board Members sending suspicious emails, Everett has removed all personal contact information from the public pages of the

website. He advised we have had hits from suspicious places like Russia and China. Hopefully removing personal contact information will eliminate these emails.

27. Everett also sent out a notice to the community to join Nextdoor; he has used it and several residents have signed up.
28. Everett is trying to update the webpage with current events and rules and regulations. Vivian and Hedgie thanked Everett for his updates.

**Other Business:**

29. Ron Harden notified the Board of wood on the dock which was damaged with rot, Hedgie advised there were several; he will follow up with a count of boards needing to be replaced.
30. Vivian advised users of the park had used the fire pit and left the fire hot, she wondered if this might be a safety issue. Vivian also stated the life ring is no longer at the dock. Jeannette advised she will purchase one as we need to have one there.

**New Business:**

**Additional Committees**

31. Hedgie recommended we form a committee to study and research real estate issues in the community to gather needed information. He did not feel the due diligence should be put on the current officers or committee chairs; he would like to have an informal group take care of this. Jeannette agreed and also questioned the Green property, lots which could be sold on the courthouse steps. Jeannette had put an email into the attorney's office in March regarding this property, but has had no response despite asking for updates. Jeannette would agree to chair a real estate committee. Hedgie asked for help with these issues and will send out a notice to the community asking for volunteers.
32. Hedgie suggested we need more committees to address other issues; perhaps a social committee to look at doing things beyond our regular parties; i.e., cornhole contest, progressive dinners. Perhaps a community engagement committee to volunteer in Transylvania County with perhaps River cleanup...Habitat for Humanity, etc., A real estate committee, Canoe rack committee. Communication committee or group finding ways to get news out to the community. He asked for comments and thoughts.

**Canoe Racks**

33. Barbara read a letter from a resident with a Jon Boat stating the boat has been there for over 20 years and should be grandfathered in...it was also stated that a \$25 fee has been paid to store the boat. Hedgie agreed that this discussion has been tabled until further discussions, but thanked the resident for voicing an opinion.
34. Hedgie advised situation of a canoe on the ground chained to the rack. The owner is unknown, Jeannette will follow up.

**Tickler**

35. **Water Quality Report** – Dick will follow up with Aubrey
36. **Finance Committee formed-** Jeannette will follow up; She will find one more member.
37. **Committee Chairman** – Committee chairmen will continue for 2021-22

**There being no further business, a motion was made by Vivian and seconded by Barbara to adjourn the meeting. Next Meeting is August 7, 2021.**