

INDIAN LAKE CLUB, INC., Indian Lake Estates
Board Meeting
August 7, 2021

The Meeting was Held by Conference Call

Presiding: Hedgie Bartol, President
By Phone: Dick Hennig, Vice President, Jeannette Lee, Treasurer, John Pappas, Barbara Pence, Secretary, Ashley Bartol, Jan Harden, Allen Eason, Vivian Snyder. Committee Members Ron Harden, Rich Firebaugh, Everett Bedenbaugh, Tony Micocci

Minutes: **Board Meeting June 5, 2021 and Called Board Meeting July 17, 2021.. A motion to approve** the Minutes of both meetings was made by Dick and seconded by Vivian. The minutes were approved.

Community Speaks:

1. Jeannette voiced concerns from the community over the number of renters in some rental homes using the resources of the community. After much discussion of water usage, the number of homes our water system can support, the number of people compromising a household the Board agreed that we would not be able to pass restrictions on rentals without community approval. However, it was agreed that this topic should be put on the Agenda to be discussed at the Annual Meeting.
2. Jeannette also noted the corner at Five Points had tire tracks by a vehicle coming close to the valve recently replaced. Boulders from the Tisdale household were placed to buffer the corner and it was requested if anyone else had boulders to contribute it would be helpful.
3. Hedgie welcomed Tony Micocci from the Canoe Rack subcommittee to the meeting, John Pappas expressed interest in helping with the Canoe Rack launch project. Discussion was deferred to New Business.

Secretary's Report:

4. Barbara advised of the pending sale of Lot 23, Section 2, an ILE owned property on Toxaway Trail.

Treasurer's Report:

5. Jeannette reported current AR at approximately \$7600 as of 7/31. Invoices will be sent out for fees due 9/1 as well as invoices for late payments.
6. Current cash balance as of 7/31 is \$331,096. Expenses are in line with budget with the exception of park repair expense (est. \$15,000) which was not part of 2021 budget. Because of lack of invoicing, A&D expense for August will reflect June and July invoices as well.
7. Canoe rack funds have accumulated to \$975.

Committee Reports: Water:

8. Dick reported annual testing of water samples from five homes; results have not yet been received. Dick also advised he will meet with A&D Maintenance and Rich Firebaugh next week to discuss the number of homes we can put on our current water system.
9. John Pappas questioned some fascia board on the well house at the waterfront park which looked like it was rotting, Dick will follow up.

Lakes and Dams:

10. **Repairs:** John Pappas advised we have received a spreadsheet from DEQ showing around 120 dams on their list to be repaired with no indication of how long we would have to wait for response to our dam He stated that we are in a holding pattern on

feedback. Because of the length of time, we did pay Tim Ormond the balance of the fees for his work on the H&H Study.

11. **Signs:** John advised we have received five signs from Brent Crocker (Metal Art) at a cost of \$1188, to be placed on Rainbow Lake Dam and Indian Lake Dam to discourage foot traffic. John is working on the backing for the signs and procuring posts. He advised he will need help with installation
12. **Kayak/Canoe Launch,** John will follow up with the subcommittee on their efforts.
13. Jeannette questioned the grass growing on the dam, John advised he and Hedgie have been discussing options. John will reach out to Mountain Lake and Pond to see if they would be willing to take on the task of physically eliminating the grass by raking, instead of spraying chemicals on the lake.
14. Allen Eason questioned an occurrence of swimmers itch by a family swimming in the lake; caused by a parasite in fresh water lakes, mostly in shallow water. It seems there is no health risk, and it usually clears up in a few days. He questioned whether anyone else had experienced it. John Pappas will check with Mountain Lake and Pond to see if they know anything about it.

Road Maintenance & Paving:

15. Ron Harden questioned the placement of the signs on the dams; John Pappas advised they will be placed on the dams and at the access roads and will not impede mowing.
16. Ron reported some patching had been done where a water main had been broken. He also stated there were 350' of roadway on Cherokee Circle from Pullen property to Gawronski property needing paving; cost would be \$9100, plus repairs are needed in the ditch to replace the crushed galvanized culvert with 15" corrugated which would last longer. He felt if we could do that this Fall, it would prevent more erosion, He estimated the culvert repair would be approximately \$1000. The Board discussed budget standings. Vivian made a motion to approve, it was seconded and Ron will proceed with the repairs.
17. Dick questioned the trimming of the rhododendrons which are growing out over the roads. Discussion was held regarding our current road maintenance crew, their lack of labor and their lack of follow up even though the trimming is in the contract and they are paid with an automatic draw monthly. Our current maintenance contract is \$14,000. It was recommended we talk to our current crew to see if they can handle the work, take their payment off auto pay for work not done. or consider hiring a tree company to cut the rhododendrons,
18. It was suggested we talk to another contractor, Everett suggested Yardscape which we have used in the past, even though they would be more expensive. Ron will reach out to them for a quote. Hedgie also asked the rest of the Board to research other possible contractors to see if we can get more bids.
19. Dick will contact Buddy Owen to see if he will be available for snow plowing. Ron will work with Dick to look an area where gravel is needed at the former Harris house where pipe repair caused some washout.

Architectural Control – Rich deferred to New Business

Beautification:

20. Vivian thanked Nancy Naylor, Jeannette Lee and Charlotte Newman for opening their homes for the Wednesday night gatherings.
21. The Labor Day Picnic invitation will go out August 14, for Saturday September 4 at 1:00 p.m. With a limited budget the Committee will provide miniature deli sandwiches, along with dishes provided by the residents. Set up will be Saturday morning.
22. Wednesday gatherings will continue through October 20.

23. Jeannette suggested contacting the Bruces for a alternative location for Labor Day in case of rain.

24. Vivian stated we would keep a close eye on CDC guidelines for our gatherings.

Website:

25. Everett expressed his opposition to a suggestion we consider Listserv for community communications stating the two way communication monitoring and membership list monitoring required.

New Business: Real Estate Subcommittee:

26. Rich summarized the Meeting Minutes and recommended the following regarding the Green/Burrell properties

- a. Since no liens were placed on the various properties for the \$120,000 back assessments, it is not practical to collect these past due amounts when lots are sold.
- b. Since the one-time \$3500 past due assessment for capital improvements was not recorded as a lien, it is not practical that we can collect these past due amounts when lots are sold.
- c. As each Green/Burrell property is sold, it is recommended the Treasurer request that the new purchaser only be responsible for current year lot assessment.
- d. If current Green/Burrell owners retain ownership of the lots, it is recommended they be responsible for all current and future moneys, fees, assessments and interest.

27. Vivian made a motion to approve the minutes and recommendations, Barbara seconded, the motion passed. Jeannette requested back up for her signature on documents; The Board voted and unanimously agreed to authorize the Treasurer to go forward.

28. Rich reported that the Bruce property will be sold to their family and the well site on the property was investigated and deemed unusable. There will be no further discussion with this property.

Finance Committee:

29. Jeannette expressed her frustration with the Committee, and her opinion that the budget be deferred until November as more budgetary requirements come up in the last few months of the year. The Board discussed and found that in the Bylaws, the budget must be presented to the community at the Annual Meeting usually in September or October.

30. Jeannette expressed difficulty in projecting a budget 4-16 months out. The Board advised submitting the approved Budget at the Annual Meeting as it stands at that time and advise that updates to the Budget will be posted on the website throughout the year as variances occur.

31. Jeannette will put the paving expense in 2021 Budget and resubmit the 2022 Budget. A motion was made by Vivian to approve the changed 2022 Budget,

32. Rich reported action needed to resolve an issue of our water supply tank along Toxaway Trail's infringement on the Cope property as discovered in his survey. The cost to deed us the property under our tank with legal description and closing costs would be approximately \$600. Rich asked for Board approval for this expense to be put into the 2021 budget. A motion was made by John Pappas to approve the expense, Jeannette seconded. The motion was approved.

33. The above motion was made by Vivian to approve the changed 2022 Budget; it was seconded by John Pappas. Jeannette will submit the approved 2022 Budget for the Annual Meeting.

34. It was agreed the Approved 2022 Budget would be posted on the Website.
- Canoe Rack Racks/Launch**

38. Tony addressed the issue of the difficulty of launching watercraft over the rocks and modifications needed for the racks to accommodate different watercraft. He also indicated a rack should be built to support two Jon boats. Tony advised his committee is working on plans to prepare a launch site and when complete, they will submit their findings and expenses to the Board for approval.

35. Hedgie advised a Rogue Canoe and two kayaks have been left at the waterfront park illegally; the community has been advised, but the owner has not come forward. Another request will be sent, if there is no response, the boats will be confiscated and a charge of \$50 per watercraft will be charged to recover them. The Board agreed with this approach.

Nominating Committee:

36. Barbara reported that Rich Firebaugh and Gina Brown have expressed interest on serving on the Board . Barbara will send out a ballot and biographical sketch with the Annual Meeting Letter.

Waterfront Park –Handrails.

37. Vivian advised she reached out to Carl McCall who indicated he would honor his May proposal for \$1844 to provide locust handrails, 4” top rail and 6”posts. Vivian asked that we consider this and approve it. Hedgie thanked Vivian for staying on top of the Park and asked for a motion to approve. It was approved.

38. John Pappas asked about possible cost of disposal of the existing handrails which were removed. Discussion was held about disposal; Rich Firebaugh suggested we hold onto the old railings to see if his committee could use any pieces for the boat launch area.

Markings on Road;

39. Dick advised markings we see on the road have been made by Comporium. We will follow up to see what they are doing.

40. Jeannette questioned an exposed pipe up Toxaway Trail by Peerson property; Dick advised that it has been there a long time; He will follow up.

Book Exchange

41. Vivian suggested building a small book exchange box by the front entrance. The Board agreed with her suggestion. She will look into the cost and will advise the Board.

Emails

42. Hedgie discussed the problems we have had with receipt of emails with Comporium and suggested we open up a Gmail account . It was suggested the ILESEC name could be going to Spam. Barbara will follow up.

43. Tony Micocci wondered if we could have a community group email just for ILE. Discussion was held .Hedgie will follow up to see if this would work for our community.

Tickler: Annual Meeting:

44. The Annual Meeting will be held in person on September 11, at the Firehouse if there are no changes to current CDC guidelines.

45. Vivian will send out a request to the Board for volunteers to help set up the room, clean up and provide refreshments and coffee.

Evaluation Secretary/Treasurer

46. The Board agreed the Secretary and Treasurer could stay.

Next Meeting – Annual Meeting September 11 followed by Board Meeting

47. There being no further business, a motion was made by John Pappas and seconded by Vivian to adjourn the meeting.