

**INDIAN LAKE CLUB, INC., Indian Lake Estates**  
**Board of Directors Meeting**  
**February 5, 2022**

**Presiding:** Hedgie Bartol, President

**By Phone:** Dick Hennig, Vice President, Barbara Pence, Secretary,  
Allen Eason, John Pappas, Jan Harden, Rich Firebaugh, Gina Brown  
Committee Chairs, Everett Bedenbaugh, Ron Harden

**Absent:** Jeannette Lee, Treasurer

**Minutes:** Motions were made and Minutes of Board Meeting on December 3, 2021 and the Called Board Meeting on December 19, 2021 were approved.

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

**Secretary's Report:** The Secretary had nothing to report

**Treasurer's Report:**

1. The Board expressed condolences for the death in Jeannette's family and Barbara read the Treasurer's report
2. Current cash balance is \$343,183.58 at all banks. AR is \$2,155.94 after deducting the credit on a member's account. This should be cleared up fairly soon.
3. Expenses for Hurricane Fred repairs are \$310 but will jump substantially in Feb. as we have received the invoice from Bionomics. Snow removal and salting currently stand at \$3734.50 through January 31. All other expenses are normal. January financials will follow in the next week.
4. We have collected over \$35,000 in assessments for 2022...over a third.
5. Further discussion should be had regarding the loan from SBA which was recently declined until we get deeds for the land as we only have a conveyance at this point.
6. Hedgie reiterated that the loan was declined for lack of a deed and that Rich Firebaugh is working with his attorney to obtain a deed. Rich advised it should be possible, he will get a price and timeline within a week or so.
7. Hedgie advised we should communicate with the SBA that we are working on obtaining a deed.
8. Hedgie also advised we may need to use some of our Indian Lake Dam repair reserves to pay for the current repairs which are necessary, hoping there will not be a need for a special assessment going forward.
9. John Pappas communicated his frustration with obtaining a surveyor to redraw the lines of the private properties on Indian Lake dam to get the properties deeded to ILC. He will reach out to other surveyors to complete the project. He also questioned if ownership of all of our public land is done through conveyance.
10. Hedgie suggested holding a call with Jeannette, John Pappas and whoever else would be helpful to discuss the details of the SBA loan, and approaching the SBA as a group as opposed to one individual communicating with them. Rich stated he felt it is extremely important we fast track the deeds on the privately owned property as SBA will not give us money for the

privately owned property on the dam. Hedgie agreed we need to exhaust all avenues to pursue the loan and he will arrange a conference call with Jeannette and John and Rich to talk through the details and then arrange a call with the SBA to determine what the SBA needs and what we can provide.

11. There was also discussion as to ownership of the roads. We own the road to Toxaway Trail, but all lot lines go to the center of the road, and we don't own them. Ken Johnson, a surveyor and homeowner and Rich Firebaugh will look into the ownership details.

### **Water**

12. Dick Hennig advised that our plumbing contractor, ACL, has gone out of business for all underground systems. Dick contacted Carl Johnson (Black Oak), our original contractor who agreed to take care of any problems we have including water shut off valve on Nantahala Road. Carl Johnson is located in Canton but agreed to come to ILE.

### **Roads**

13. Ron advised a pending repair on Cherokee Circle has been postponed because of weather; we are staying on top of it. He is also attempting to get a bid from Tracy Jones and another contractor for the repair to the washout on Indian Lake Road up from the Bedenbaugh driveway.
14. Ron addressed the plowing of snow in January during which our contractor, Buddy Owen did not plow all the roads, nor did he complete salting roads citing illness and equipment problems, which had also happened with him in prior years.
15. Ron contacted Boyd McNeely who plowed and salted our roads and who has also returned over recent cold spells to salt troublesome areas. All roads are completely clear now. Ron is working with McNeely to contract his company on a permanent basis for snow removal next year.
16. Hedgie noted damage done to Acierno driveway by the plow, Boyd has acknowledged the damage to Ron and will Ron will follow up with a repair.

### **Website**

17. Everett advised we have had no further hacking problems since acquiring Word Fence. All is well with the website.

### **Lakes & Dams**

18. John Pappas gave voice to the word 'waiting' to describe Lakes and Dams. He addressed the Rainbow Lake Dam repair; advising we have two approaches, one would be slip lining the existing pipe, putting on a new riser and a new trash catcher, the other would be to put a new culvert under the road at the top of the lake, sealing off the old pipe. John will meet with Hedgie, Matt Pickett and Rich to look at the most cost effective route. Bionomics felt the slip lining would be the least expensive, but they would be out of the picture if we put in a new culvert. John will advise.
19. John also expressed his frustration with Medlock Engineering in attempting to get a response to DENR's questions along with the H&H study. He is also asking Medlock to formulate a plan to repair the mudslide on the Fast property at the bottom of the Indian Lake Spillway. Despite reaching out repeatedly, he has not received any communication from Medlock. John advised he does not want to start over with new repair plans, but needs Medlock to answer DENR because of the technical nature of the questions.
20. He also reiterated difficulty in finding a surveyor to survey the Fast/Bartol property on the dam to get it deeded to ILC. Hedgie thanked John and offered his assistance with Medlock.

### **Architectural Control**

21. Rich reported approvals on two small projects, one regarding tree maintenance and one requesting a new fence, both were approved by the ACC.
22. He has received a request for approval of proposed new construction on Indian Lake Road at Hiwassee which abuts Rainbow Lake Dam, and which may require an easement from ILC for a driveway. Once the lot owner submits his plans, we will address.
23. He also received a notification of a pending purchase of two adjoining lots on Indian Lake Road. The buyer is requesting approval to combine the two lots so the home may be built in the middle as one lot is unbuildable. This would allow the buyer to place a dock/possible shed and driveway on the adjoining lot. The buyer would still be required to pay annual assessments for both lots. Our covenants require Board Approval for consolidation of lots. Once the property is legally acquired and the ACC approval of all documents and payment by the buyer of all costs associated with the consolidation is firm, the Board will address approval for consolidation. We would need to memorialize that the combined property would always have two assessments going forward.

### **Comporium**

24. A Comporium Expansion Committee consisting of Rich Firebaugh, Chairman, Dick Hennig (water) and Ron Harden (roads) has been formed to work with Comporium during their install of new communication cable in ILC.
25. The committee has requested a preconstruction meeting with Comporium to get a copy of their schedule and go over impacts to the community. Rich will advise the Board as we go forward.
26. ILC will be contracting with Target Locations to provide field water line location during the project insuring location of our facilities be coordinated with their installation.

### **Beautification**

27. Hedgie requested for Ashley documentation on the roles, responsibilities and schedule of events for Beautification. Jan Harden advised Bonnie Crocker has worked closely with Vivian on the committee and may have some knowledge. Jan will follow up with Bonnie and perhaps Vivian and will advise Ashley.

### **New Business**

**Deeding of private property on Dam to ILC** – covered during previous discussion

#### **Standard Contracts Discussion –**

28. Rich presented to the Board the idea of an Independent Contractor Agreement (ICA) which he proposed we put into effect whenever ILC contracts with any independent contractor to do business. This contract would list the scope of work, and ensure the contractor has liability insurance, workman's comp, necessary licensing and responsibility for IRS taxes. This will eliminate any liability by ILC.. Barbara made a motion to have an Independent Contractor Agreement in force with anyone doing business in ILC, Dick seconded; the motion passed. This agreement is being used with our Lawn maintenance company and Rich will follow up with Dick to formalize the ICA with our new plumbing contractor.

**There being no further business; motions were made and seconded; the meeting was adjourned.**

**Next Meeting April 2, 2022**



