

**INDIAN LAKE CLUB, INC., Indian Lake Estates
Board of Directors Meeting
April 2, 2022**

Presiding: Hedgie Bartol, President
In Person Hedgie Bartol, President, Jeannette Lee, Treasurer, Rich Firebaugh

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

Absent: Allen Eason

Minutes: Minutes of Board Meeting on February 5, 2022 were approved; The motion was made by Rich Firebaugh and seconded by Hedgie Bartol

Community Speaks: There was no one from the Community

Secretary's Report:

1. The Secretary reported the sale of the Pete Harris property fell through and advised the new owners of Lots 7 and 8 on Indian Lake Road are Richard and Carol Tangum of Decatur, Georgia and the new owner of Lot 9, on Rainbow's End is Isaiah Dodson of Brevard, NC.
2. The Secretary thanked Gina Brown for her work on assembling a list of recommended tradesmen and advised she would help compile the list for the website.

Treasurer's Report:

3. Jeannette advised current AR of approximately \$30,000 as of 3/31/22. Statements with interest charges will be going out during the month of April.
4. Current cash balance is approximately \$348,090 and all expenses are paid up to date with no extraordinary expenses during March
5. She advised the report is based on 3/31/22 month end balances as interest income has not been received before the BOD meeting. March Financials will be sent after all information is received and proofed.
6. Rich asked if there was any concerning accounts receivable, Jeannette advised we only have one member in arrears, she will follow up.

Water

7. Dick advised we have had two water main breaks caused by the water locators; both have been repaired. Water locators have not been on Mohawk, Qualla Trace and Thunderbird. Rich Firebaugh discussed the difficulty of locating with interference of old electric lines. Rich will follow up. Discussion was held about air in the lines, Dick will follow up. Hedgie thanked Dick for his work.
8. Gina questioned if we have a backup for water if Dick is not available, she was advised that Rich Firebaugh is the backup and our contractor is very reliable.

Roads

9. Ron advised a pending repair on Cherokee Circle has been postponed as we decided we should wait for the Comporium people to complete their work before we plan any repairs. There is a temporary road repair on Indian Lake Road, but the permanent fix will wait until Comporium is finished.

10. He advised Boyd has begun his spring cleanup and trimming of Rhododendrons. He advised we have had two trees fall, one on Tellico and one on Pathkiller which were cleared up by Boyd. There was discussion about how to trim Rhododendrons. Ron will follow up.
11. Discussion was held as to who should notify Boyd if tree work is needed; it was decided the Board should have Boyd's number if we need to contact him.

Website

12. Everett advised we have had no further hacking problems and there is normal activity with the website. He advised he would be glad to put the Tradesmen information on the website.

Lakes & Dams

13. John Pappas advised he has connected with Carolina Mountain Surveying to schedule the work of deeding residents' land that overlaps Indian Lake Dam. The Surveyor been sent a retainer, work will begin in May or June and the cost to do a boundary survey and plat for the revised lots will be \$3200-\$3800.
14. **Rainbow Lake Dam Repair:** John thanked Rich Firebaugh because of his work we have a solid proposal with Tracy Jones to repair Rainbow Lake Dam by abandoning the existing infrastructure and building new. Unfortunately the gate valve to drain the lake broke off so we may have to bring SunBelt in at a cost of \$15K to rent their equipment Rich will work with Tracy, he stated we will have to let it sit for a couple of months and then begin the repair.
15. John advised we have a range of estimates for the repair of the dam a total estimate of about \$66,000. He advised the spillway will have a different look with new piping and spillway through dam.
16. **Indian Lake Dam:** John expressed his frustration with Medlock Engineering because of lack of response to the questions from DEQ. Medlock has finally responded. In the response to DEQ, we also have to include the results of our H&H study. DEQ has finally come back to do an inspection of the dam after about 5 years of waiting to hear from them. They have advised we are delinquent, (prior delinquencies were not mentioned), as they have observed some holes in the back of the dam which is concerning. John will meet with Medlock, and Matt Pickett on Monday to look at the area. Jeannette noted she has seen a hole and Hedgie also observed some disruption also. We have to have our plans submitted to DEQ by June 15 or we will be fined. John is confident we can meet the deadline. John also advised that a large portion of the cost of repairs will be getting equipment and materials to the area.
17. DEQ also addressed our Emergency Action Plan, which we do have on file, but it requires some updates and John will follow up. Jeannette told John the property at the end of the dam is in the process of changing hands, she will advise.
18. John discussed the pursuit for assistance from the government for damage caused by Tropical Storm Fred seems to have been stalled. Hedgie advised he and Jeannette will meet to discuss an appeal to SBA. With Rich Firebaugh's help working with his attorney we have discovered we do have a deed showing ILC owns the property which should help our appeal.
19. Everett advised he received a recommendation for a contact who we might consult on dam; He will give John the information. Everett's contact expressed concern that the pipe under Rainbow dam may collapse, John advised we plan to fill that pipe with cement and crimp the ends so that will not be a problem. We will get advice from Matt on this as well.
20. Hedgie thanked John and Rich; particularly for the length of time John has been pursuing this project. DEQ turnover has caused a lot of this delay. The Board discussed that we do not know DEQ requirements, so we are unable to estimate the expense. Draining Indian Lake was discussed; John will discuss that scenario with the engineer and Matt Pickett.

21. Hedgie thanked John again for his due diligence and encouraged his follow up with Medlock.

Architectural Control

22. Rich stated the ACC approved a request for a home on Lot 3, Section 1 next to Rainbow Lake Dam and advised the homeowner will be able to construct his home and driveway on his lot; it will not impede the Dam property as previously thought. Construction may begin this summer.
23. Closing has occurred on Lots 7 & 8 on Indian Lake Road and Rich expects to receive ACC documents and agreement from them stating while the lots will be combined, we will retain HOA fees from both lots, memorialized to include any special assessments. This combination allows a drive/shed/dock to be put on an unbuildable lot with no financial loss to the Community. The ACC will submit the request to the Board once received.
24. A new lot owner on Rainbow's End will be submitting documents to the ACC for approval to build a house on that property.

Comporium

25. Rich advised that Comporium has hit two of our water lines which have been repaired and the contractor, Target Locating, will be invoiced for these breaks.
26. Broadband Infrastructure is the contractor doing work and they have almost completed Indian Lake Road, Toxaway Trail, Tellico Lane, Hiwassee Road, Nantahala Road and Pathkiller Road. Conduits, for the most part, are in those roads with the exception of places where special equipment must be brought in to get through rocks. Cherokee Circle and Rainbow's End will be next. That is Phase I. Once the conduit is in, Phase II will be installing fiber optic cable into the newly installed conduit. Phase III will be running individual drops to the houses. Lines will be run up to Qualla Trace, Sequoia, Thunderbird Lane and Mohawk Trail during that phase. Service to property owners is estimated at the end of 2022.
27. Everett questioned conduit lying on the bank, Rich explained that special equipment will be brought in to install that conduit.
28. John questioned whether the twisted pair network wires would be abandoned; Rich advised they will be in use until the very end and he is not sure what happens after that. Rich will check with Comporium.

Beautification:

29. Barbara read the report from Chairman, Ashley Bartol who advised she has attempted to contact the members of her committee to meet to set up the dates for the holiday picnics and to set a date for a clean-up day in the community. She will advise the community after her committee meets.
30. She advised the following items need to be addressed in the Park
 - a. Add mulch instead of pine needles for picnic table area
 - b. Add landscaping timbers (4) to stop gravel from sliding down the hill.The Entrance requires the following:
 - a. New mulch
 - b. Weeding
 - c. Removal of a dead bush and replacement planted
 - d. Look at request for more shrubbery and plants at the entrance.
31. Ashley advised the Beautification budget is \$1500 which includes the cost of the main dishes at the holiday picnic. Ashley and Hedgie will take measurements to determine the cost of the mulch in both areas and the cost of the timbers.
32. Ashley requested volunteers to help on clean-up day and encouraged the community to become involved. She will advise the community when dates and times are set for cleanup.

New Business:

33. Dick received a call from homeowner next to the Toxaway tank advising the fencing blocking the tank from the driveway is falling apart and needs to be repaired. He requested approval from the Board to make the repair. The Board agreed to maintain the structure.
34. Two homes will be going on the market soon; one on Mohawk Trail and one on Cherokee Circle.
35. Hedgie advised the Board not to engage in conversation with the community over unsubstantiated rumors until situations have occurred and the items are discussed and resolutions confirmed by the Board.
36. Gina questioned the openness of Board Meetings to the Community. She was advised that the dates of the Board Meetings are on the website. Concerns can be addressed to the Board and if necessary, members of the community can appear during the Community Speaks portion of the agenda, but not the whole Board meeting because of confidentiality. It was suggested the Community be advised of the next Board Meeting if any issue needs to be addressed.

There being no further business, Rich made a motion to adjourn and it was seconded by Jeannette. The Meeting was adjourned.

Next Meeting: June 4, 2022

