

INDIAN LAKE CLUB, INC., Indian Lake Estates
Board of Directors Meeting
June 11, 2022

Presiding: Hedgie Bartol, President

By Phone: Dick Hennig, Vice President, Jeannette Lee, Treasurer, 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 April 2, 2022 were approved; the motion was made by
Rich Firebaugh and seconded by Jan Harden

Community Speaks: There was no one from the Community

Secretary's Report: The Secretary had nothing to report

Treasurer's Report:

1. Jeannette advised current AR is \$15K with all members paid up for 2021. Statements with interest charges have gone out for assessments due in March.
2. Cash balance as of 5/31 is \$286, 693.21. We have incurred considerable expense repairing Rainbow Dam, currently at \$66,000 not including the current work. We have incurred expenses in excess of \$24,000 for repairs from Hurricane Fred as well as water maintenance repairs of approximately \$11,000 where budget was \$5,000. In total, we have had over \$100,000 in unbudgeted expenses; and Jeannette estimates a need for \$50,000 for the remainder of the year which includes an estimate of \$10,000 to complete Rainbow Dam repair. We expect less than \$23,000 in additional funds from assessments.
3. A letter was sent to SBA requesting they reopen our case with deeds to common areas included and currently we are still in review. Jeannette suggested a discussion be had regarding our reserve of \$75,000; as to whether it should be that high. If so, we have less than \$180,000 to be allocated to repair Indian Lake Dam, plus the \$75,000 reserve. She also suggested we examine any additional large projects for the remainder of the year.
4. Jeannette questioned Rich as to where allocation of \$6450 paid to Target Locating be placed. Rich suggested either Comporium or Water and advised he will meet with Comporium to finalize the contract, he is expecting to pay an additional \$3000.
5. Jeannette expressed her concern over extreme expenses; Rich advised that as our infrastructure ages we will be faced with expenses and advised he felt the Rainbow Dam estimate was probably high as current repairs will be paid for by the Contractor as it is his responsibility for the additional repair.
6. Jeannette questioned John Pappas regarding a bid received from Boyd McNeely to level out the back of Indian Lake Dam at \$27,000. John advised this is in response to a Notice of Deficiency (NOD) from DEQ stating we must address the holes/ruts and deep root plants which must be removed from the back of the dam. DEQ is requesting a response deadline of June 15 or we will face a daily fine. He also discussed the mudslide repair needed on the back of the spillway in which the major part of the repair would be movement of equipment

and materials into the area which will be extremely costly; estimate unknown.

7. Rich made a motion to approve the McNeely bid in order to meet the deadline, it was seconded and then a question arose as to whether we should pursue a second bid as Tracy is also interested in working on the dam. John will follow up with Tracy. Rich amended his motion to approve no more than the \$27,000 contract so that we can move quickly to the June 15 deadline. Dick seconded, the Board unanimously approved expense up to \$27,000.

Lakes and Dams

8. John Pappas advised the NOD addressed the leveling of the back of the dam previously discussed, the mudslide repair for which we do not have a plan yet and an Emergency Action Plan update which John has updated and filed.
9. As to the formal spillway repairs, we are preparing a response to DEQ for questions asked in 2019 along with our H & H study results. We are waiting for Ed Medlock to answer a few questions for our response.
10. John addressed the deeding of land of two residents (Bartol/Carstens) which overlap the dam. To deed the property to the community, a survey is needed and it is scheduled for June 14-17. Cost is estimated at approximately \$4000 for survey and attorney fees to file the deeds.
11. John suggested we reconsider pursuing a drivable road out of our community on the other side of the dam from the community entrance in the event of an emergency. A road at the end of Rainbow's End is not passable at this point and crosses several private properties. Jeannette advised this was addressed in the past with the Fire Department and the property owners. At that time, the owners would not grant us access and the Fire Department declined to be involved. Hedgie and John Pappas suggested we hold further conversations with the Fire Department and property owners as to determine what repairs would need to be made to make the road accessible. John suggested we could place a 'gate' at our end of the road to be opened only in an emergency. Rich suggested we create a committee to evaluate the issues involved, including contacting the owners, looking at liability issues and expenses for clearing the road and have the committee present the costs and approach to the Board for approval.
12. Hedgie asked for a motion to form a committee to address the issue of an egress road off of Rainbow's End; Barbara made a motion, it was seconded by Jeannette. The Board approved. Jeannette volunteered to head up the committee, Dick Hennig agreed to help.
13. Rich gave an update on the Rainbow Dam repairs stating the pipe was to cross the dam horizontally, with a concrete reinforced elbow at the top of the dam coming down to another elbow reinforced in concrete down the side of the dam and then coming into Indian Lake. The contractor on his own decided to bend the down slope pipe which blew out; whereas an elbow encased with concrete should have been constructed; the contractor is repairing the issue with concrete. Dye has been poured through what looked like sinkholes, and none came through. The area was not completely compacted because of buried utility and water lines causing settlement. Hopefully that will settle and we won't have further issues.
14. Hedgie asked John Pappas to contact Mountain Lakes and Streams to address the grass on the spillway area. John will follow up.

Water

15. Dick advised we have had two leaks in the last two months— one at the end of Indian Lake Road and he has arranged a repair to eliminate the line going down to the Harris property which has broken twice. That is capped off and is no longer a problem. Otherwise we are in good shape.

Roads

16. Ron advised that as a result of last big rain, we have had work done in several areas on erosion control and that is continuing. A driveway on Indian Lake Road was washing out and

- undermining the asphalt. Rock and concrete have been added for reinforcement.
17. He also stated Comporium has cut into the asphalt in several places leaving square cut outs which have been filled dirt and some gravel. We will wait until Comporium is finished before we can do a hot patch over these holes. Once the dam repair is complete, Ron would like to have a hot patch repair over Rainbow Dam and two other areas on Indian Lake Road. He also addressed a repair previously approved by the Board on Cherokee Circle, estimated at \$9K; we have held off on that repair although it will need to be done.
 18. Concerning the washout on Indian Lake Road past the Bedenbaugh property, caused by Hurricane Fred, Ron has received an estimate from James McKinney around \$55,000, and another from Tracy at \$37,000. Ron is attempting to get one more bid. With careful watchfulness, he is not noticing any further erosion.

Website

19. Everett advised we have added the list of Tradesmen submitted by residents with a disclaimer that we are not responsible for the quality of any work done. He also suggested this be mentioned in the next community newsletter. He stated a minor glitch with Word Press but the website is working fine.

Architectural Control

20. Rich advised the owner of the lot on Indian Lake Road at Rainbow Dam has decided not to build and we have refunded his impact fee, this lot will be sold shortly.
21. Construction has begun on a home on Rainbow's End owned by Isaiah Dotson which has been approved by the ACC.
22. A property owner asked if the Board would approve the construction of two adjoining Yurts on a vacant lot he owns. The ACC discussed the concept and advised the owner the exterior materials and square footage do not meet our requirements and this could lead to several smaller square foot rental cottages being built on other lots. The property owner requested a variance from the Board. The Board discussed and denied the request as the connection between the structures would be an open walkway, not climate controlled and the structures would be separate. Also the exterior and square footage do not conform to our requirements. A motion was made by Dick and seconded by Jan to deny the request. The Board unanimously voted not to approve the structure. Rich will advise the property owner.

Comporium

23. Rich advised Comporium has not worked in the community for a couple of months; they will be back with heavy equipment for tough areas. We have invoiced the contractor for damages done to a water line in front of the Crocker property. Rich has made several attempts to contact them but they have not responded. Hedgie suggested Rich contact Comporium and ask if legal proceedings will be necessary to pay for the damage. Rich will follow up with Comporium as it is in our contract that they are responsible.

Beautification:

24. Hedgie advised that we had a great Memorial Day Picnic and he thanked the Committee for their work in decorating and arranging for mulch and cleanup.
25. Dick stated we will be putting a preservative on the dock to preserve the remaining boards. He will follow up.

New Business:

2021 Financial Audit. Hedgie will reach out to Hale Campbell to see if he will assist.

2023 Budget and Committee

26. Jeannette expressed her frustration with a lack of response from Committees on their budget needs. She advised she has to look at past expenses to determine the budget and the difficulty

- of assembling a qualified committee to look at the Budget. Jeannette advised she has to really look at the numbers with the amount of large expenses coming up in the next months. Hedgie asked the Committees to respond to Jeannette with their thoughts as to the needs for next year and questioned who should be on the Budget Committee. Jeannette stated she has given everyone expense history from 2018 to 2021 and estimates for 2022. She also advised some expenses are not negotiable.
27. Everett Bedenbaugh and Rich Firebaugh agreed to help Jeannette on the Budget Committee. She also advised that Ed Tisdale would be on the Committee and the President should also be on the Committee.
 28. Discussion was held about the office of the Presidency, Hedgie will reach out to the Board Members to see if he can fill the position.

Association Documents

29. Jeannette asked permission to purge the large volume of documents held in boxes since the 1970s. Discussion was held as to how long the documents should be held and it was decided seven years. Barbara and Rich will help go through the documents and determine what is to be kept.

Other Business

Waterfront Park

30. Concerns have been expressed regarding non-residents using the Waterfront Park. Residents have been questioned as to their use of the park and a request was made as to the possibility of putting a gate at the entrance. The Board discussed that a gate would be expensive and unwelcoming and it does not actually prevent access to the community. The question was raised as to how many trespassers we actually have; Hedgie advised he has often spoken with people using the dock during summer months and has yet to find anyone who is not a resident or guest. He advised unknown persons should be approached in a welcoming friendly manner. He also advised the park, the lake and private docks are all outside areas to be enjoyed with no sound regulation during the hours of 8am – 10 pm after which quiet time should be observed. Hedgie will address the noise ordinance in his next newsletter.
31. A request was made for a Sign at the Waterfront Park. Discussion was held regarding posting a sign at the Waterfront Park stating the Park is for residents and guests. The wordage was discussed and the Board decided to place a sign at the park stating: “Welcome!! Owners and Guests Only”. Jan and Ron Harden agreed to contact the Crocker to procure a sign in the same design as our road signs.

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

Next Meeting: August 6, 2022

