

INDIAN LAKE CLUB, INC., Indian Lake Estates
Board of Directors Meeting
August 6, 2022

Presiding: Jan Harden, President

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

Absent: Hedgie Bartol

Minutes: Minutes of Board Meeting on June 4, 2022 were approved; The motion was made by Allen Eason, and seconded by Rich Firebaugh

Community Speaks: There was no one from the Community

Secretary's Report:

1. Barbara reported the sale of a lot on Indian Lake Road to John and Ann Lippincott from N .Palm Beach, Florida and she has been told they have begun clearing the lot without approval from the ACC. Rich Firebaugh advised he has met with them and will follow up with education of ACC requirements.
2. Barbara also advised Kathryn Balistreri from Lake Toxaway has purchased a lot on Cherokee Circle.
3. Jeannette advised the Mims home on Hiwassee is under contract and will close 8/18 and that the Briscan lot sale is also pending.

Treasurer's Report:

4. Jeannette reported current cash as of July 31 is \$273,185. Members continue to send in their assessments and she anticipates an additional \$14,590 in income if all 2022 assessments are paid in 2022. One member has not paid 2021, Jeannette has reached out and they will pay 2021 and 2022 assessments this week.
5. Expenses are over budget with the unbudgeted repairs from Hurricane Fred (\$24,067), Comporium Expansion \$5,015, netted out with payment form Broadband Infrastructure for damages) repairs to Rainbow Dam (\$64,081) and Community property expense for survey (\$1200). Additionally water repair is over budget by approximately \$12,000. She expects an additional \$50,000 in expenses for the remainder of 2022.
6. YTD expenses have been \$147,000 with a budget of \$62,000 for the year. If this deficit runs into 2023, discussion should be held as to how to handle the deficit going forward. Most of this expense was not anticipated and could not be helped.
7. Jan asked for a motion to accept the Treasurer's report, Rich Firebaugh made the motion, it was seconded by Allen Eason. The Treasurer's report was accepted.
8. It was questioned whether we could shut off water to a house if that homeowner was delinquent, as stated in our Water Utility Policy. Jeannette advised she thought the state would not allow that, Rich will research the matter.
9. Jeannette asked the Committee Chairs to look at anticipated overages before we come face to face with a serious deficit.

10. Rich suggested we discuss after looking at 2023 budget

Water

11. Dick advised there is a leak he is investigating because of high use although the usage has been going back down. He will follow up and does not anticipate further expense this year. He has switched the systems and advised it is hard to track with the turnover of residents. He will continue to monitor.
12. Jeannette questioned a monitor to check for leaks, but Dick advised using the monitor to check every couple of feet would not be cost effective. He feels we are where we should be.

Roads

13. Ron advised we have placed three Welcome signs at the Waterfront park: at the parking lot, at the cart path and at the parking area by the dam.
14. Asphalt repairs at the Rainbow Dam and Comporium cut holes in the road have now been completed.
15. He advised the Comporium drilling machine cut a power line yesterday which gave the community a power outage for a few hours, Haywood responded quickly. The contractor will pay for the repairs
16. Ron has had a contractor look at the wash out by Bedenbaugh's property and we are waiting for an estimate for repair.
17. Ron also advised there is a dip in the asphalt close to Hennig drive which we are watching; it does not seem urgent. He will monitor.
18. Gina questioned the area by Bedenbaughs which Ron addressed earlier. Ron also advised he is keeping a close eye on the area and he has not seen further erosion.
19. Jeannette questioned how paving invoice should be expensed; Rich advised it should be 1/3 Rainbow Dam, 1/3 Comporium, 1/3 Water.
20. John questioned whether the contractors working at the Bedenbaugh mudslide could be considered for the dam mudslide. Ron advised he is hopefully not looking at a major repair John will follow up with Ron for the names of the contractors.

Website

21. Everett advised a water distribution map has been added to the website under the Water Utility Policy tab. The President's name has been changed on the website. Usage this past month is at 180 visitors which he feels justifies the website expense.

Lakes & Dams

22. **Cutting of the Dam** John authorized the first cutting of the dam a few weeks ago at cost of \$1000.00
23. **Deeding of Residents land that overlaps the Dam.** John advised we have redrawn boundaries of properties overlapping the dam, deeding that portion to ILC. Also he has worked out a permanent easement from Carstens property to give access to ILC for repair and maintenance of the dam only. Completed survey costs are estimated between \$3200 and \$3800. John will advise of legal fees.
24. **Rainbow Dam Repair** John thanked Rich for working with Tracy Jones on the project. Boyd McNeely has followed up with reseeding on one side of the dam where the grass has died.
25. **Formal Spillway Repairs on Indian Lake** The 2019 Letter from DEQ addressing the caulk on the dam and hydro issues under the spillway has been responded to by Ed Medlock and is now with DEQ for approval. Engineering cost was \$150.00 Repair Budget for that could be \$150,000 but that amount is unknown.
26. Another DEQ Notice of Deficiency addressed the mudslide and the back of Indian Lake Dam which shows some ruts and holes and root based vegetation. DEQ wants a clean look with just grass. The Board approved proposal from Boyd McNeely to bring in dirt to fill the holes, smooth out the side of the dam and clean out the vegetation; this work has started. Cost from Medlock

Engineering Design Work is \$3100.00. Back of dam repairs by McNeely is \$27,000.

27. We do not have an estimate of the Indian Lake Dam Spillway repairs – guesstimate is \$250,000.- the bulk of the expense will be movement of equipment and materials.
28. **Emergency Action Plan** has been submitted to DEQ and returned to John with follow up questions. John will respond.
29. Ron advised that Boyd is waiting to cut part of Rainbow Dam to be sure the vegetation has rooted.

Architectural Control

30. The Board responded to a complaint citing a tent on a property on Toxaway Trail which has been up for an extended period of time. The ACC chairman met with the property owner and advised that permanent or temporary tents are not allowed unless taken down at night. Property owner has not complied with the request. The Board discussed at length and it was decided that it is a violation of the covenants and that a letter should be sent to the homeowner. Rich will draft a letter for the President and Secretary to send.
31. Rich advised that on May 9, 2022, the county approved combining lots 10 and 11 in Section 8 to allow the Pullens to install a replacement septic drain field on Lot 11. Rich advised their existing drain field failed and this allowed them put in a new drain field on their owned adjacent lot. The county approved the combination of the lots. A new permit was issued and the drain field was installed. The covenants require the Board to approve the combination of the lots. ILE will continue to receive an assessment for both lots. The lots will be separate for accounting purposes but our maps will show lot 10R instead of 10 and 11. Rich made a motion to have the Board approve the combination, it was seconded by Jan, the Board voted to approve.
32. On July 26, the ACC approved the construction of a 12x20 storage shed on Lot 22, section 8 on Cherokee Circle. The shed will be constructed by the property owner.

Comporium

33. Rich advised that a check for repairs caused by Broadband Infrastructure was to be mailed to ILE on July 30th. Jeannette has received the check. BI is no longer working at ILE.
34. The new contractor, Prime Utility Construction started completing the areas on Hiwassee and Indian Lake Road. This directional drilling will have to be used in several areas of ILE to finish the conduit installation.
35. Target Locating has completed their water main locating contract. Rich has provided Dick Hennig with a drawing showing the location of our water facilities as well as posting a 36x48 map at each water storage tank building. Everett has posted these maps on the website.
36. John questioned timeline on Comporium, Rich advised once conduit is in they will start pulling fiber to the boxes along the road; it will probably the first of the year before fiber is offered to each house.

Beautification:

37. Jan stated the Beautification Committee will need to be re-formed as the current chair is not interested in continuing. She stated that the front entrance and park look good; possibly some of the benches can be repaired. Jan will follow up with two interested volunteers, Ann Lippincott and Kathy Peerson and will reach out to the community for other volunteers. Jeannette confirmed the budget for next year is \$1000.
38. Jan advised that all food for the Labor Day picnic would be provided by ILE and an invitation will be sent out.
39. Jeannette offered to join the Beautification Committee. Jan will follow up with volunteers to recreate the committee and Dick Hennig advised his granddaughter, Marie Henning, would also be interested.
40. Dick said about two weeks ago two boards on the dock were damaged, possibly intentionally, and they were repaired and painted at the expense of the repairman. Dick felt we should reimburse

him; Jeannette asked for an invoice. The repair will be charged to General Maintenance.

41. Barbara asked if the Beautification Committee would be interested in serving refreshments for the annual meeting on September 10. It was decided to serve Coffee and snacks, the Committee will follow up.

Tickler –

42. **President's Quarterly Newsletter.** Jan was referred to the newsletters on the home page of the website and advised of items she could discuss in the newsletter.
43. **Plan Annual Meeting** – Barbara will follow up with everyone as we get closer.
44. **Review/Evaluate Secretary/Treasurer.** The Board thanked Barbara and Jeannette for their contribution to the community.
45. **Audit** – Jeannette advised she will follow up with Hale Campbell.
46. **Financial Report to Community** – Rich advised the Board has to approve the proposed Budget for 2023 and present it to the community. Jeannette advised she had sent it to the Board; she will re-send and the Board will vote by email. Discussion was held about upcoming expenses and uncertainty of dam expenses and unbudgeted expenses. Jeannette reported that we have been denied an SBA loan and John Pappas advised we did not qualify for a grant as we are a private community. Rich made a motion that the officers of the Board evaluate the upcoming expenses and possible solutions. It was decided to have that discussion at the Annual Meeting. After the Board votes their approval, the Budget will be sent to the community around August 15th with the notice of the Annual Meeting and ballots.

There being no further business, the meeting was adjourned.

The next meeting will be the Annual Meeting, on September 10, at 10:00 a.m. at the Firehouse, followed by the September Board Meeting following the Annual Meeting.

