

INDIAN LAKE CLUB, INC., Indian Lake Estates
DRAFT
Board Meeting
December 3, 2022

The Meeting was held at the home of Rich Firebaugh and by Conference Call

Presiding: Jan Harden, President

Attending: **In Person :** Rich Firebaugh, Hedgie Bartol, Allen Eason, **By Conference Call:** Jan Harden, President, Dick Hennig, Vice President, Jeannette Lee, Treasurer, Barbara Pence, Secretary, John Pappas, Gina Brown, Committee Chair, Ron Harden

The Meeting was called to order by Jan Harden

Minutes of the September 10, 2022 Board Meeting – A motion was made by John Pappas and seconded by Rich Firebaugh; the minutes were approved

Community Speaks There was no one from the community in attendance

Secretary's Report

1. Barbara received a call from a relative of the owners of a 20 acre parcel adjoining Indian Lake Estates requesting use of Nantahala Road to access their property which would be minimally developed. The Board discussed as this concept had previously been brought before the Board in the past but the sale fell through. The Board voted against approving access via Nantahala Road for reasons of heavy construction traffic and conflict with our By Laws and Covenants and the need for approval from 2/3 of the membership. Barbara will inform the caller.
2. Barbara advised Wanda and Glenn Misinco from Fernandina Beach, Florida have purchased the Vlahon-Snyder home at 130 Cherokee Circle. She will send them a welcome packet

Treasurer's Report

3. Jeannette reported current AR is \$3471.08. There are two members in arrears, one account has been cleared. Jeannette is working with the other owner. Invoices for 2023 assessments were sent out and fund are beginning to come in.
4. Current cash from all sources is \$253,771.06. This includes the CD purchased during the month. Expenses for the month were light. An invoice from Blue Earth for approximately \$20,000 will be received in December.

Committee Reports:

WATER

5. Dick advised he replaced two valves on Cherokee Circle and Rainbow's End. There will be a future hook up to the new construction site on Indian Lake road but he does not know when.

ROADS

6. Ron advised no news or projects on the roads but mentioned a Beaver at large.

LAKES and DAMS

7. **Wildlife:** John Pappas explained the trouble finding a replacement for our wildlife exterminator who retired. We engaged Waylon McDevitt who set traps but had no luck trapping the beaver; but because of an illness, he disengaged. John contacted Patrick Weaver recommended by Hedgie but he has a back injury so John will re-engage Waylon who will work with John and Hedgie to try to locate the beaver. We see the damage at the dam and along the hairpin turn on Indian Lake Road. John will follow up.

8. **The Emergency Action Plan.** NC Dam Safety came out with a new EAP format and new requirement for the Inundation Map, the downstream map of potential damage caused by dam failure. Blue Earth engineers have been hired to create the required map and that work should be completed by mid-December allowing us to resubmit the updated EAP by year end. Cost is estimated not to exceed \$20,000
9. **Spillway Repairs.** We are still waiting on approval of our repair plans at the spillway and the mudslide. We are working with a NC Dam Safety Engineer but have a new application check list that must be completed with our plans and it must be signed and stamped by the engineering firm. We need one from Blue Earth (H&H study) and one from Ed Medlock which we are waiting for. The mudslide repair plans are under review by DEQ. Once approved the repair will be quite costly possibly in the range of \$250,000. The engineering design cost for this was \$3,100.
10. **Back of Dam** Boyd McNeely has removed the root-based vegetation from the back of the dam and filled in ruts and holes, This work has been completed, estimated cost was \$27,000; actual cost was \$22,000.
11. **Survey of Carstens/Bartol property** John reported a new survey has been completed; the next step is to work with our attorney to re-deed the three properties. He thanked the Carstens and Bartols for their cooperation in the process. There will be some attorney fees involved, amount to be determined.
12. Jeannette questioned whether we are required to replace trees lost during the mudslide, John advised that we are and that we were cited because of concerns for stability for the spillway. John advised until we have approval from the state for our plans, we are not ready to take action yet.

ACC

13. Rich advised no new activity in the neighborhood.

COMPORIUM

14. Rich has spoken with the coordinator; they are ready to start running drops to the houses and should begin that process before the end of the year. John Pappas inquired as to whether homeowners should contact Comporium directly. Rich advised we should let Comporium come to us on their schedule.

New Business

ASSESSMENTS

15. Rich advised a Five Year Finance Committee was formed to review the capital requirements needed during the next five years, estimate current income and evaluate funding sources to fund the shortfalls. The Committee is comprised of Rich Firebaugh, Chairman, Everett Bedenbaugh, Hale Campbell, Ron Harden and Jeannette Lee.
16. The first meeting looked at an estimate of \$673,213 for dam, water and roads capital requirements over the next five years. After considering current and future income and reserves, it was determined we would be looking at a shortfall of \$350,000 over the next five years.
17. The various methods of funding looked at included bonds, loans, and loans from homeowners. Applications for grants and SBA loans were turned down by each agency.
18. The Committee feels the only avenue to cover this shortfall is a special assessment. Ron Harden stated concern that the committee discussion had been released to some property owners before it was presented to the Board. Jeannette and Rich advised we are under a responsibility to tell any potential property owner through the realtor if a special assessment is planned and information may have leaked from there. He advised the Bylaws state that a special assessment is for the health, and safety of the community. The Committee decided that the recommendation needed to be presented to the membership in a special meeting following this Board Meeting to allow input and a vote from the membership after Board approval.
19. Rich read the proposed letter to the membership which is attached to these minutes.
20. The meeting would be held in person; Dick will make arrangements to procure a room at the fire station on January 7.

21. Rich made a motion asking the Board to accept the recommendation of the Five Year Finance Committee to go ahead with a special assessment. The recommendation was seconded by Hedgie Bartol. Rich asked for comments from the Board. Hedgie stated he felt what we pay and what we get is very equitable as most other HOAs charge significantly more and get significantly less. The proposed \$580 per lot works out to about \$50 per month per lot which he feels is very reasonable. Rich advised there will probably be about five lots unable to contribute but that is in the \$580 number. Discussion was held on installment payment opportunities; Jeannette advised she would be willing to work with members as it might be a significant burden to some.
22. A documented vote was held by the Board; the Board voted unanimously to approve the recommended special assessment.
23. The lack of income from the seven Burrell Green lots that are in foreclosure also affect the numbers.
24. Rich advised he will work with Barbara to send out the notification to the community; discussion was held regarding the number of people who would not be able to attend and how to make it available to all. The Bylaws state we have to have a meeting; ballots will be sent out; comments collected and a call in option will be available.

WATER UTILITY POLICY

25. Rich advised that he and Everett reviewed our current Water Utility Policy and incorporated the North Carolina statute that we fall under that allows water service to be cut off if an assessment is not paid on that lot.
26. Jeannette questioned a dollar amount per lot be eliminated from the document. Discussion was held, Jeannette recommended it be removed. Rich agreed to remove the dollar amount. He also discussed guidelines presented going forward for contractors.
27. Rich made a motion asking the Board to accept the document with the exclusion recommended by Jeannette. It was seconded by Hedgie and Allen. The document is accepted.

LIGHTS AT ENTRANCE

28. Ron Harden thanked Carol and Bruce Vanderheide for providing new lights at the Entrance and for the installation by Bruce. A new timer was also installed.

NEWSLETTER

29. Jan advised she would send out the December Newsletter shortly.

BEAUTIFICATION

30. Jeannette reported a request to roll over funds from 2022 to 2023 in Beautification. Discussion was held and it was stated that funds cannot be rolled over. Jan advised that keeping up the front entrance and our holiday parties are our main expense and that volunteers help in many areas. If additional funds are needed in 2023, they can be requested from the Board.

There being no further business, Jan wished everyone a Merry Christmas, and she moved to adjourn the meeting, it was seconded by Jeannette and Barbara.

Attachment – Letter to the Membership regarding Special Assessment.