

Funding History

Initial Paving of Indian Lake roads occurred in the late nineties. A special assessment was required but there are no Club records for that period to use to determine the magnitude of that assessment.

The Indian Lake Dam Repairs project occurred from 2007 to 2009. This project was projected to cost under \$100,000 but before DENA's final approval was obtained the community had spent over \$250,000 and the treasury was depleted. Besides the project depleting our bank account the construction equipment did severe damage to some of our roads. Couple that with Haywood Electric doing considerable damage to all the roads as they installed new underground electrical cable. By year end 2009 our roads were in an extremely unsafe condition.

At the September 12, 2009, annual membership meeting, the community discussed the need to repair ILC roads. The estimate for resurfacing was around \$400,000. A special assessment \$1900/lot was considered. Instead of going that route loans were obtained from several owners raising \$130,000. The interest paid on the loans was 5%. Annual assessments were increased from \$834/lot to \$941/lot. In 2014 the per lot assessment for improved lots was increased to \$984 and for unimproved lots it was lowered to \$840.

These funds have been used for improvements to ILC. During that period, we have replaced the water tank at the park, replaced guard rails along Indian Lake Road, spent \$350,000 on paving of our roads and made repairs due to washouts and dam issues.

During August of 2021, tropical storm Fred caused approximately \$350,000 in damages to Rainbow Lake, washouts along our roads and a major wash out at the base of the spillway of Indian Lake dam.

During December of 2021, the membership overwhelmingly approved obtaining a FEMA Small Business Loan to cover the Fred expenses. Unfortunately, we were turned down by FEMA. During 2022 we made repairs to minor washout areas along Indian Lake Road and replaced the drainpipe at Rainbow dam. These unexpected repairs depleted \$130,000 from our reserves and we still have over \$180,000 in road and dam damages to repair due to Fred.

The community has a reserve of approximately \$250,000. The current reserve is not adequate to fund the five-year infrastructure capital projects that the community is facing. The Special Assessment that is needed to accomplish the improvements cannot be extended beyond the five-years. The Special Assessment valued at \$375,000, equals \$580 per lot per year for five years. The Special Assessment is approximately equal to the damage caused by tropical storm Fred. If Fred had not occurred, there might not be a need for it. But it did. The State mandates the repairs to the Indian Lake Dam. Roads deteriorate over time. As more homes are built additional wells will be mandated by the State. Maintaining infrastructure is EXPENSIVE but vital to the safety of the community.

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