

**INDIAN LAKE CLUB, INC., Indian Lake Estates**  
**Board Meeting**  
**February 4, 2023**

The Meeting was held by Conference Call

**Presiding:** Jan Harden, President

**Attending:** Dick Hennig, Vice President, Jeannette Lee, Treasurer, Barbara Pence, Secretary,  
John Pappas, Rich Firebaugh, Allen Eason, Hedgie Bartol, Committee Chair, Ron Harden

**Absent:** Gina Brown

The Meeting was called to order by Jan Harden

**Minutes of the December 3, 2022 Board Meeting and January–7, Membership Meeting:** A motion was made by Jan Harden and seconded by Allen Eason to approve the minutes; the minutes for both meetings were approved

**Community Speaks** There was no one from the community in attendance

**Secretary's Report:** Barbara had no news to report

**Treasurer's Report**

1. Jeannette reported current AR \$-1,737.08 due to credits on account from 2022. Special Assessments will not show until the February Financial Report. This is when the AR will absorb some of these funds and detail members who have not paid the Special Assessment. We have received 41% of SA or \$32,024 as of the end of January and \$22,000 in regular assessments due March 1, 2023. This is in addition to \$22,000 paid in 2022 for 2023 assessments. In total we have credits on account of over \$78,000.
2. Current cash in all banks is \$307,310 and includes the CD which will mature in May. Expenses were higher than budgeted due to the bill for survey work to transfer property to ILE at \$4750 (Total bill was \$5950, but we had paid a \$1200 deposit). We also replaced the main water pump at the park which was damaged by lightning at a cost of \$4500. However we have insurance on the pump and will be reimbursed for \$3500 (\$1000 deductible) for the damage.
3. Canoe rack funds as of 12/31/22 are \$420. Invoices for 2023 need to be sent out.

**Committee Reports**

**Water:**

4. Dick advised when the pump was damaged by lightning, we ran off the upper pump for a few days. The pump, wiring and control box were all replaced. He thanked Jeannette for contacting the insurance agent.
5. Dick advised A&D Maintenance will be able to do a well test to determine how many houses we can have on our system. Dick will follow up on cost. Discussion was held and Jeannette will follow up with A&D to be sure they are licensed to perform the test and determine the cost of the test. Dick will try to have the answers by our next Board meeting in April.

**Roads:**

6. Ron stated we have nothing going on with roads. We have salted twice for ice. Jeannette advised that she has spoken with the owner of the (old) Bruce property who would like to bring in a tractor to grade part of Pathkiller Road help with the maintenance of the road at his

own expense. Jeannette asked Ron Harden to coordinate.

7. Ron thanked Bruce Vanderheide who at his own expense fixed the lights and worked with Rich on the timer on the lights at the entrance to ILC.

#### **Website**

8. Everett sent in a report showing addition of documents to the website including links to the reports presented at the membership meeting in January. The report also showed the website is secure and showed usage of the website.

#### **Lakes and Dams**

9. **Wildlife:** John Pappas advised we are still struggling with the beaver issue and the difficulty in finding someone to help us with these issues. The recommended 'beaver guy' is still out with back issues.
10. **The Emergency Action Plan.** NC Dam Safety came out with a new EAP format and new requirement for the inundation map in January so John has had to re-do it again. He is trying to connect with Tim Ormond; and he is hoping for completion of the plan in the next couple of weeks.
11. **Spillway Repairs.** We are still waiting on approval of our repair plans at the spillway and the mudslide. We have acknowledgement from NC Dam Safety that we have submitted the required plans, but no indication when approval will be given.
12. **Survey of Carstens/Bartol property:** We are very close to being complete with the deeding of the dam property to ILC. It has been recorded and should be sent for signature. He questioned who would sign deed. Rich advised it would be President or Vice President and Secretary or Treasurer. Two signatures would be required. He appreciated the cooperation of the Bartols and the Carstens. We will also be able to retain an easement to the Dam at Indian Lake Road.
13. Jan questioned what the damage would be if we can't trap the Beaver. Jan offered to talk to Joe Owen to see if he would know of someone who could be of help. Dick suggested we destroy the dam, but John advised we might need to keep the beaver's location so we know where he/she is.

#### **ACC**

14. Rich advised there were no ACC voting decisions currently but two property owners contacted him regarding additions to their property in the future, A property owner of Lots 9 and 10 at the end of Indian Lake Road is ready to clear for building and septic.
15. A request was made from an owner on Lots 7 and 8 on Indian Lake for permission to combine the two lots in order to put a driveway on one and house on the other. The lots would still be assessed separately and the owner will pay appropriate impact fees for each lot; he will begin construction in June if we approve. Jeannette questioned the timeline of building; Rich advised there is a set amount of time once clearing begins. The Board discussed, Rich made a motion to approve the request, Dick seconded and the Board voted approval to combine Lots 7 and 8 on Indian Lake Road.

#### **Beautification**

16. Barbara advised there was nothing to report from Beautification at this time.

#### **New Business**

17. A request was made from a lot owner asking to remove his lot from the HOA. Rich advised that the By Laws do not allow addition or removal of lots from the association without approval from the membership. Discussion was held about options; and the precedent being set. It was decided a letter would be sent to him denying his request but explaining that when he wanted to build on the property, we would provide road access and water access. When the lot was sold in October of 2021 this was explained to the purchaser. John Pappas made a motion to deny the request to remove Lot 33, Section 8 from the HOA. This was seconded by

Rich, the Board voted to deny the removal of the lot. Rich advised he would help Jan send a letter explaining our decision.

18. Canoe Rack Allocation – Jeannette advised there is only one slot available on the canoe racks and that she is ready to send out invoices. Discussion was held whether we should go to the membership to send out a notice, Rich suggested we send out the invoices and wait to see if any other members request a slot.

**Other Business**

19. **Purchase of Lot 30, Section 8.** Rich Firebaugh requested approval of attorney fees for the purchase of Lot 30 by ILC from the Weller family in the amount of \$1674. 00 which includes the title search. Our reason for purchase is to provide us the land for an emergency exit for the Hiwassee/Cherokee Circle side of the lake and a potential access road if needed for Lot 33 which would be closer than Pathkiller Road access. The lot will be deeded to us by the Weller family. John Pappas seconded the motion, the Board voted in favor of approval of the attorney fees. It was discussed that we would have potential use for this property which is why we are acquiring it.

**There being no further business, the meeting was adjourned.**

**Next Meeting – April 1, 2023**