

INDIAN LAKE CLUB, INC., Indian Lake Estates
Board Meeting
June 3, 2023

The Meeting was held by Conference Call

Presiding: Dick Hennig, Vice President

Attending: Jeannette Lee, Treasurer, Barbara Pence, Secretary, John Pappas, Rich Firebaugh, Gina Brown, Committee Chairs; Ron Harden, Everett Bedenbaugh

Absent: Hedgie Bartol, Allen Eason, Jan Harden

The Meeting was called to order by Dick Hennig

Minutes of the April 1 Board Meeting: The Minutes were approved by Jeannette Lee and seconded by Rich Firebaugh

Community Speaks There was no one from the community in attendance

Secretary's Report: Barbara reported the sale of Fleszar house and two lots on Cherokee Circle to John and Tammy Cox of Lakeland, Florida, John Lea of Aventura, Florida purchased the Galloway lot on Tellico Lane. Two closings are expected in June for the Dodson and Braun properties.

Treasurer's Report

1. Jeannette reported we have received a significant amount of the Special Assessments as well as funds for future years from members who have sold their property. Currently less than 10 members have not paid special assessments. Letters were sent out in May with some response, She will continue to reach out to members regarding delinquent accounts.
2. Current cash balance as of May 31 is \$360,433.76. Our CD matured at Fifth Third and she would like to discuss going to the bank to acquire a new CD as it could coincide with the repair plans for the dam. Current rates are in the area of 5%. Because interest rates are much higher than previous years, it will result in a taxable event for the community.
3. Jeannette advised she has asked some members of the community to serve on the 2024 Finance Committee which is comprised of President, Treasurer and Back up Treasurer and two community members and she is awaiting their response.
4. Rich raised a concern that he felt it would be important to include members of the Five Year Planning Committee on the 2024 Finance Committee. He felt their input was important in order to mirror their January presentation to the community. Considerable discussion was held by Board Members, suggestions were made to delay budget planning until we had a better handle on dam expenses, questions were presented regarding the lack of knowledge we have on future expenditures, and possibly holding off for 30-45 days before presenting the proposed budget. Jeannette questioned that time frame as the budget has to be presented at the annual meeting. She advised that requests have been given to committee chairs for their budget requirements, asking for details by June 15.
5. The Board considered the importance of the knowledge of the members of the Five Year Planning Committee to the 2024 Finance Committee. After considerable discussion it was agreed to include representation from those members on the Five Year Planning Committee who could serve; increasing the 2024 Finance Committee numbers from 5 to 7 or 9 members Community representation was questioned; Jeannette advised she invited members from the community with some financial knowledge to join the committee and is awaiting response. Jeannette will follow up.

Committee Reports

Water:

6. Dick reported his frustration with high water usage over the last two weeks and his difficulty in trying to isolate source.
7. He also reported he is not happy with the results of a recent 24 hour well test. The purpose of the test is to find out if we need to put in a new well to cover the houses we have here. He referred to a test done in 2008 by Merrill Well showing our system would cover 90-94 houses. Dick would like to find the original certificate from Merrill Well. The current test was for us and has not been submitted to the state. Rich advised he had found a copy of the original test of the park well in the archives showing similar capacity to what our contractor found, and advised the original design called for three wells to serve 75 houses. We have two wells, and discussion was held about testing the upper well also.
8. Dick advised the fee for the well test was to be \$3500, but wants a copy of the report before the fee is paid.
9. He advised he will continue to monitor the high usage and if he can't find it he will call our contractor to help isolate the possible leak. He advised he feels the overage is in someone's home with a leaky toilet or garden hose. Barbara advised she would send out a notice to the community once again to check for leaks in their homes or toilets.
10. Dick asked for approval to conduct a test on the upper well and described the process involved. The Board agreed.

Roads:

11. Ron advised we have entered into a contract with Toxaway Grading to do repairs on the washout on Indian Lake Road close to Bedenbaugh – though it will be several months before they can begin - cost \$12,000.
12. He also reported repairs are needed on several rails and some posts on the locust wood fence on the dam on Rainbow Lake as they can no longer be patched. Boyd McNeely will begin these repairs this week.
13. He advised our spring cleanup is complete.
14. Dick questioned the dead trees next to the road by the washout; Ron advised Toxaway Grading will handle.

Website

15. Everett advised he is still having software issues; but he is working on it and the site is running fine.. He stated all June events and updates have added to the website. He advised we do not need liability insurance as Word fence is adequate security. Breaches to the site have mainly been from US and China. None have been successful!

Lakes and Dams

16. John expressed his frustration with the long waiting time we have dealt with to get approval for dam repairs. However, he reported progress with DEQ asking for more technical data on the mudslide repair plans; John should have that information back from Medlock Engineering next week, and we will be able to submit it for approval.
17. He reported that DEQ has approved our H & H Study so the money we spent with Blue Earth was well worth it. Our spillway and dam have passed the 100 year event H & H study which is really good news.
18. We also have gotten approval on our EAP – again thanks to Blue Earth although we did have to spend \$20K as the requirements were very rigorous and an inundation map had to be prepared.. We have submitted it and have an official letter of approval! Now we will have to update the plan once a year but for the next 2-3 years we can update the plan ourselves without spending any more money. This was a great milestone.

19. The deeding project between the Carstens/Bartols and ILE, is complete....all private ownership of the dam and spillway is off of the ownership and onto the Club. That project is finished.
20. John advised that the Beaver on the dam shows up daily – so John will focus on the removal.
21. We have been receiving feedback from those fishing that there are very few fish in the lake.. John thanked Jeannette for her attempts to find a company to stock the lake, she has located a company called Arkansas Pond Stockers who are very responsive and are currently in Rosman. He would like to take advantage of the fact that they are here. He has their recommendation for our 9 acre Indian Lake and 2 acre Rainbow Lake at \$10K but feels we can cut that in half; and for about \$5000-\$6000 we can restock the lake with bluegill, sunfish, largemouth bass, crappies and minnows to feed the fish. We should restock minnows every year. John made a motion that the Lakes and Dams committee be given a budget of \$6000 to restock the lake. The motion was seconded by Gina and the motion passed. He would also like to add some grass carp, non-producing carp that only eat grass. He advised we have not stocked the lake in over five years.

ACC

22. Rich advised of a property owner putting an addition to his home with the front setback being closer to the road than the regulations and the side setback is closer to the side lot than current regulations as well. He advised we have at least five houses that are currently closer to the road at this time. The ACC committee does not have a problem with the front setback variation of seven feet. The Board discussed, a motion to approve was made by Rich and seconded by Gina; the motion was approved. The side setback could be solved by either the homeowner request to combine the two lots, or that the property line be moved. Either option would be acceptable to the ACC.

Beautification

23. Barbara advised we do not have a report from Beautification; but the publication of monthly events put together by Kathy Peerson and others is a great addition to our community.

Tickler

Nominating Committee

24. Jeannette and Dick spoke to Bill Newman who is following up on this committee.

Water Quality Report

25. Dick advised when this report is done he will be sure that the testing is done inside a home.
26. Gina Brown reported a home test of her water which came out perfect.

Finance Committee – discussed above

Committee Chairs - All committee chairs agreed to continue on for next year.

New Business

Collection of Special Assessments

27. Rich expressed his concern of the members who have not paid their special assessments and asked the Board to consider sending out a letter notifying if payments are not made, a possible lien would be put on the property. The Board discussed – Jeannette advised she has been in communication with several of the members .The Board discussed the many options being given to our members, where many HOAs would not be so lenient. Gina Brown made a motion to go forward with a certified letter to those members in arrears. The motion was seconded by Rich, the Board approved. Jeannette and Barbara will follow up.

There being no further business, the meeting was adjourned.

Next Meeting – August 5, 2023

