

**INDIAN LAKE CLUB, INC., Indian Lake Estates**  
**Final**  
**Board of Directors Meeting**  
**August 12, 2023**

**Presiding:** Jan Harden, President

**In Person:** Dick Hennig, Vice President, Jeannette Lee, Treasurer, Barbara Pence, Secretary ,  
Rich Firebaugh, Hedgie Bartol, Committee Chair, Ron Harden

**By Phone:** Allen Eason, Gina Brown

**Absent:** John Pappas

**Minutes:** A Motion was made by Dick Hennig and seconded by Rich Firebaugh to approve the Minutes of Board Meeting on June 3, 2023. The minutes were approved.

**Community Speaks:** There was no one from the Community

**Secretary's Report:**

1. Barbara reported that Isaiah Dodson purchased a lot on Cherokee Circle; and also reminded the Board that the documents relating to Budget and Nominees needed to be approved by the end of the meeting.

**Treasurer's Report:**

2. Jeannette reported current AR is under \$10,000 with a few making monthly consistent payments. We have three who have not paid special assessments. Two will respond by next week, the third person was unresponsive and she recommended we send that account to the attorney to begin a lien. Once we receive the first two checks, the AR will be around \$6000.
3. Current expenses are generally in line. We are over in Water due to the 24 hour testing done on the lake side well that was unbudgeted but ate up the testing and analysis budget.
4. Current cash on hand at the end of July is \$383,743. We have \$133,000 at Fifth/Third in a money market at 3%. Jeannette recommended we move \$94,000 to a higher short term CD – for 5-7 months, she did not recommend a higher amount as it would go into the category of a jumbo CD and rates are unfavorable. At Wells Fargo, we have an additional \$125,000 earning 1%. She recommended moving \$94,000 into a CD at Wells Fargo, rate for 5 months is 4.5% and 11 months is 4.75%
5. Approval was given to move the funds to a CD. Then discussion was held over expenses we may incur before the end of the year including – well testing, paving, and pending mudslide repairs at the dam if approved by the State and availability of contractors. Jeannette advised if we moved to a CD, that CD could not be broken, so the Board decided to leave the \$258,000 in cash until we know more. Contractors discussed were Toxaway Grading, Tracy Jones and Boyd McNeely; we will take bids and make a decision.

**Water**

6. Dick reported replacing a blow off valve at the end of Nantahala Road that was leaking. He was advised that several others should be replaced, Dick will follow up. The well test was done two months ago; the lake well was lower than what was expected but the crew doing the testing

advised the wells are able to supply water to the community for now. Upper well testing will be conducted soon.

#### **Roads**

7. Ron Harden advised we have a firm commitment from Toxaway Grading to repair the wash out by the Bedenbaugh property at an estimate of \$12,000; and he has been advised that the work should begin right after the first of the year.
8. Ron advised the fence at Rainbow Dam needs repair – Boyd McNeely has it on his list to do and should begin repairing and replacing posts using Locust wood.
9. Paving – Ron is waiting on an estimate for repaving a section of Indian Lake Road – from the split off at Toxaway Trail to the Bedenbaugh house. This will include some widening of the road where there is a big drop off. Ron would like to get that done this year. In the future, there is a ditch on the left side of Indian Lake Road, coming into the community, which needs to be paved to the edge as repairs have not worked. Some asphalt floodgates might need to be added. Ron will look to the paving company for advice.

#### **Website**

10. Everett send in a report stating an update to the PHP; Version 8.1, a core component of Word Press, has failed. The site is using Version 7.4 and is stable. Further attempts will be made to upgrade to at least Version 8.0, the recommended version.
11. Updates are added to the website and though many attempts have been made to breach the website, no breaches have been detected.

#### **Lakes & Dams**

12. John Pappas sent in a report stating there has been no progress on dam repair approvals; we are still waiting on additional technical information requested by DEQ which will be provided by Ed Medlock Engineering.
13. Rich met with Ed Medlock this week and discussed additional ideas for dam repair utilizing a galvanized metal gabion box that we can source that is significantly less expensive than a rubberized coated metal box.
14. We have added a plan to add a valve and pipe to lower the lake 6 feet so that we can make the necessary repairs to the spillway without renting pumps. This will also give us the capability to lower the lake enough to make dock repairs. This will enable us to abandon the old valve system.
15. John advised we had good success with Arkansas Pondstockers and thanked Jeannette for finding them and he thanked Rich Firebaugh for his help in getting the fish into the lake. The work was completed on July 28 at a cost of \$5,165. Bluegill, redear, largemouth bass, black crappie, grass carp and fathead minnows were added.

#### **Architectural Control**

16. A request was made by a homeowner for approval to remove trees on a neighbor's lot. The ACC advised the homeowner that approval in writing from the neighbor would need to be obtained and then the ACC would determine if the association would approve the tree removal/clearing.
17. Isaiah Dodson has requested the ACC review form to begin building a home on Lot 20/ Section 8, Cherokee Circle. Construction will begin as soon as approvals are received.
18. A homeowner on Cherokee Circle is considering building a home on an adjoining lot and met with the ACC to discuss. Rich advised him to have a septic system analysis done which would determine the location of the house on the property.

#### **Beautification:**

19. Barbara reported for Kathy Peerson – The Wednesday gatherings at the park have gone well. Last week we had around 20 and the weather cooperated. The last one for August will be 8/23.
20. Labor Day at the Park will be Sunday September 3<sup>rd</sup> at 1:00. BBQ will be provided along with tea, plates, etc. Rain location to be decided. A date and time to visit the Silvermont Mansion and Heritage Museum is forthcoming.
21. Barbara will ask Beautification for help in providing refreshments for the Annual Meeting.

#### **Tickler:**

22. **Newsletter** - Jan Harden will send out Newsletter next week
23. **Plan Annual Meeting – Nominees-- Barbara** discussed the nominees at the present time. Gina Brown questioned whether a notice was sent to the community to invite members to run for a position on the Board. The Board discussed and it was realized a notice was not sent out to everyone; Barbara will send out an apology and an invitation to the community to join the Board.
24. **Audit Report** – Hale Campbell submitted an audit report which will be presented at the Annual Meeting.
25. **Prior Year Financial Report to the Community** – The Budget will be emailed to Board and the Board will be asked to approve the 2024 Budget for inclusion in the Annual Meeting packet.
26. Jeannette commented that some members of the community have asked to have the due dates of the Special Assessment staggered so the due date is not back to back months - The Board discussed changing the due date of the Special Assessment to later in the year – and decided we could be flexible with those who need to change their Special Assessment due date with no interest charges.

**New Business - Board Member Discussion**

27. The Board addressed two letters from Board Members sent to the Board giving notice of possible resignation. The president asked the Board to have an open discussion. Board members discussed the wealth of talent and dedication of the Board and the importance of coming together to discuss areas of concern. It was emphasized that the Board serves the whole community and the value of having new members with new ideas join the Board and how we should always be open to change.
28. The importance of the future of our water system was discussed at length, including well tests, capacity of the wells and the possibility of an outside contractor evaluating our system, also noting the growing number of homes being built which could be six in the next 12-24 months. The Board emphasized the value of the continuation of the current Committee Chair serving the community.
29. After much discussion a motion was made to accept the resignation of the Treasurer. It was seconded and the motion passed. The Treasurer resigned.

A motion was made to adjourn. The meeting was adjourned.