

INDIAN LAKE CLUB, INC. – Indian Lake Estates
Called Board Meeting
November 11,2023

Presiding Ron Harden, President

By Phone: Rich Firebaugh, Treasurer, Barbara Pence, Secretary, Hedgie Bartol
Gina Brown, Wanda Misinco, John Pappas

Absent: Dick Hennig, Vice President, Jeannette Lee

The Meeting was called to order by Ron Harden

Minutes: A motion was made to approve the Minutes of the November 9,
2023 Board Meeting by Rich Firebaugh, it was seconded by Wanda
Misinco; the minutes were approved

Secretary's Report: The Secretary had no news to report.

Treasurer's Report:

1. Rich reported AR of \$8549.51 and expressed concern over two members with rather large balances. He will follow up with members who are delinquent.
2. The Banking Summary shows \$49,155 at Fifth Third Checking; \$133,866 at Fifth Third Money Market, \$77,545 in Fifth Third CD and \$125,978 at Wells Fargo Savings. Rich proposed we convert the Wells Fargo Savings account at 1% to a 6-month CD, adding cash to bring it to \$150,000.
3. He advised that most capital projects approved in 2023 will not occur until early or mid-2024 and we will have funds to cover those.
4. Ron Harden made a motion to purchase the CD, Barbara seconded, the motion was approved.

Committee Reports

Roads

5. Ron advised we did a couple of asphalt repair patches on Hiwassee and at the same time completed the patch for water access to the Argentine property.
6. We have paving projected on Cherokee Circle and Indian Lake Road, but this will not happen until 2024. Weather and the closing of the Asphalt plant until 2024 will delay those projects.
7. The repair of the washout close to the Bedenbaugh property is also scheduled for 2024.

Lakes and Dams

8. John reported at a meeting with DEQ in April, more technical information was requested on the mudslide repair and the spillway repair. Our engineer, Ed Medlock compiled the information, and it will be submitted to DEQ for approval this month.
9. He advised the difficult part will be the funding and making the repairs, but we do have strong connections to contractors after the Rainbow Lake Dam repairs and are in a much better position to make these repairs effectively and economically.
10. The lake restocking went well; we will wait for Spring to see the results.

11. John thanked Ron and Ed Tisdale for their help by donating materials along with a temporary sign telling everyone to stay out of the spillway. He thanked Ed for making this happen. John will follow up with a more permanent sign.

Architectural Control

12. Hedgie followed up with a request from a homeowner for tree removal on Cherokee Circle. It was standard maintenance and was approved. A member also asked for approval to build a shed. Once specific information is provided, the ACC will advise.
13. Ron questioned follow up once a project is approved and Hedgie advised we do follow up but questioned what recourse we might have if the member does not comply.

Water

14. Ron advised that our Water Chair, Dick Hennig, is resigning from that committee and we are looking for someone to take that position. He asked for suggestions. Rich advised he would be able to provide backup if we can find someone to be Chair – it was discussed that this should probably be a three-person committee. Ron will follow up.
15. Rich advised he received the 2024 Water permit from Aubrey Deaver and questioned revising the contact names as Dick Hennig has resigned. It was decided to add the President's and the Secretary's contact information. He also questioned the population which the permit states is 75, and recently the Water Evaluation Committee determined the current population to be 118. John Pappas questioned how this would affect the fee structure. Ron will follow up.

Beautification

16. Barbara reported that Kathy and Pete Peerson will host a New Year's Eve get together at their home. A Save the Date email has been sent out to the

community; details will be sent later

17. Ron Harden asked about Christmas Decorations for ILE. Rich advised that Kathy will not be available until the end of the year. Rich has the decorations, and an email will be sent to the community asking for help in putting out the decorations. Rich and Barbara will follow up.

Website

18. Hedgie reported there was a breach involving member email addresses in front of the firewall. Everett has rectified the situation.

New Business

19. **Establish directives on banking signature requirements.** Rich advised it was discovered that the second signature on all accounts is a non-Board member. The By-laws state The President, The Vice President, The Secretary or The Treasurer has signature authority for legal documents. He suggested making a statement that as a Board, the Executive Board should be the only ones with signature authority on all legal documents. Rich moved we accept that directive as a Board, it was seconded by Wanda, the motion passed. Ron and Rich will follow up with the Banking institutions.
20. **Forensics Audit.** Rich expressed difficulty accessing QuickBooks but once he was able to access it, he discovered we have two sets of financials; the QuickBooks and what the Treasurer actually reported. The independent auditor hired by Rich suggested we clean up QuickBooks and bring it back to a clean slate. The Board discussed; John suggested that going forward it would be important to have consistent records.
21. Rich also advised that our annual audit has been based on the materials

provided to the auditor. Questions and discussions were held. Wanda suggested we have an independent assessment of our records annually and Hedgie agreed that this should not be a member of the HOA. Hedgie made a motion to hire an independent auditor annually, John Pappas seconded the motion, the motion carried.

22. Rich discovered we have not been providing 1099 statements to all contractors; this would also be discovered during an independent audit.
23. Rich asked the Board to approve an expenditure of \$600 to clean up QuickBooks; the Board approved the expenditure.

Approval of CD Purchase. This was approved in the Treasurer's Report.

Proposed Change to Membership Assessment Billing Date.

24. Rich explained we are on a January 1 – December 31 accounting system and when members receive our November billing, many pay immediately causing approximately 20% of our income to be received in the previous

year. He suggested the invoices be sent out on January 1 to keep the funds in the correct year. The Board discussed and agreed.

Discussion of Independent Contractor Agreements

25. Rich expressed concerns over the lack of Independent Contractor Agreements, particularly with our Water Vendors and sub-contractors, stating that we could be held liable for injuries in our community without that protection. Gina Brown concurred that any contractors hired in our community should sign this agreement. Ron advised that we have these agreements for our Maintenance and Paving and all other contractors except for Water repairs.
26. The Board discussed the importance of proper vetting for any contractors working for the community even if we have more difficulty finding contractors.
27. Rich made a motion to require independent contractor agreements be submitted for any work hired by Indian Lake Club; this also would give the Treasurer authority not to pay anyone without an agreement. The motion was seconded by Gina Brown; the motion carried. It was decided the Treasurer would hold and archive the agreements.

Water Evaluation Committee recommendations for population reporting to the state and request for approval of an engineering contractor to evaluate our water system.

28. Rich advised the committee did an initial evaluation of our water system. They decided that to comply with State requirements, we need an engineer to look at our old prints, evaluate if our two well system has the capacity to serve the community going forward and if not, where do we need to put another well.
29. A proposal has been received by Brooks Engineering Assoc. out of Asheville to do this at a cost of \$10,500. Their findings would be sent to the Board with a recommendation of where we are with our water system and what needs to be done if anything. If another well is required, this would be documentation we could take to the State. Ron asked if there were other bids; Rich advised the State gave this company as their number one recommendation as a qualified firm to do the evaluation. He advised we would have to have our second well tested so that information could be provided to the engineer.
30. The WEC looked at what our two wells serve. The Toxaway Trail well covers only Toxaway Trail, the Park well covers everything else which is concerning as we add more homes.

31.Wanda questioned if our Bylaws required three bids; this was discussed.

32.Rich made a motion to contract with Brooks Engineering Associates to perform a water system evaluation for \$10,500. The motion was seconded by Hedgie; the motion was approved. The report will be completed by the end of January.

The Board discussed cancellation of the scheduled Board meeting on December 2nd, the next regular meeting will be held on February 3, 2024. There being no further business, the meeting was adjourned.