

**INDIAN LAKE CLUB, INC., Indian Lake Estates**

FINAL  
Board Meeting  
June 1, 2024

The Meeting was held by Conference Call

**Presiding:** Ron Harden, President

**Attending:** Rich Firebaugh, Treasurer, Barbara Pence, Secretary, Jeannette Lee, Gina Brown, Wanda Misinco, John Pappas, Committee Chair Everett Bedenbaugh,

**Absent:** Hedgie Bartol, Dick Hennig

The Meeting was called to order by Ron Harden

**Minutes of the April 4, 2024 Board Meeting,** A motion was made by John Pappas to approve the minutes, it was seconded by Wanda Misinco; the minutes were approved.

**Community Speaks** Everett congratulated John Pappas on the progress he has made with the Dam repairs after so many years!

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

**Treasurer's Report**

1. Rich sent a report showing assessments received year to date of \$179,190.
2. Operating and Maintenance Expenses are in line with the budget.
3. He advised Lot 6, Section 7 at Five Points has been sold but we have no information on the new buyer, Rich and Barbara will follow up.
4. Capital Expenses will be starting to occur over the next several months. Paving will begin on Cherokee Circle and Indian Lake Road this month at a cost of \$28,365.
5. Toxaway Grading completed restoration of Indian Lake Road with the invoice of \$12,000 yet to be received.
6. New water meters have been installed and programming will be completed in June.
7. James and James Environmental completed a 12-hour flow test of the Toxaway well, installed both meters and took over operation of our water system on May 1. Invoicing will begin in June.
8. Brooks Engineering completed the evaluation of our water distribution system at a cost of \$8,100. This will be reported in the Water Committee report.
9. All capital costs listed are within our budget.
10. A lien has been placed on Lot 8, Section 7 by the Dalton Law Firm at a cost to us of \$900.
11. Rich will follow up this month with a strong letter to several members who are in arrears.
12. Cash on hand is \$497,018. We will be drawing down on this hard this month.
13. John Pappas questioned the programming of the new water meters, Rich advised that once programming is complete, we will be able to access data on flow rates, leaks, and monthly reports that can be submitted to the State. He advised our maintenance company is familiar with these meters and with the electronics involved.
14. A motion was made by Rich to accept the report, John Pappas seconded, the report was accepted.

**Committee Reports**

## **Water**

15. Rich advised that by October 1<sup>st</sup>, we must do an inventory of all our 60 customer connections to see if we have any issues with galvanized pipe or lead pipe. As a result, he has submitted a modified Water Utility Policy stating that our customer connections will all be brass or plastic. He recommended the Board approve the change to the Policy. Wanda made a motion to accept, Barbara seconded, the Water Utility Policy change was approved. It has been sent to Everett to be posted on the Website.
16. Water Evaluation Committee – Rich submitted the minutes of the meeting. He advised that Brooks Engineering, now known as CDG Engineering Associates, prepared a report to comply with requirements of NCDEC Division of Water Resources. With Board approval, this evaluation will be submitted to NCDEQ for their review and acceptance.
17. We have installed the new meters and over the last month repaired leaks on Indian Lake Road and Hiwassee at Cherokee Circle. In both areas the critical main line valves were found to not function properly and will need to be replaced in the Fall. (\$4-\$5000)
18. The most important information in the Engineers report is the determination that our current system can handle 66-67 customers; we currently are at 60 and two lots have been approved for structures which will bring us to 62. Beyond 66-67, we will need our third well; He indicated the appropriate place for the well would be at Five Points. Rich advised we must have control of property within a 200' diameter of the well which would mean getting easements from property owners in that area. The first step would be to get approval from the State of our proposal- then we would contact a well driller to look at potential sites to access water, then a surveyor would look at the properties impacted, and get easements from the property owners. We need to get state approval of our system and then we would work on a step-by-step evaluation of what needs to be done for a well. This should be able to be accomplished in the last three years of our five-year plan.
19. Rich and the Committee moved to have the Board approve taking the CDG evaluation report to the State for their acceptance. The motion was seconded by John Pappas, all members present were asked to voice their vote. The motion was unanimously approved.
20. John questioned whether a new well would include a tank. Rich advised it would be identical to what we have at the park, with a tank and a fence along Pathkiller. John recommended we continue to evaluate this process given the length of time involved to bring it to completion.

## **Roads:**

21. Ron advised Pisgah Paving is scheduled to begin paving on Cherokee Circle on June 11 and will move on to Indian Lake Road. They will try to accommodate the homeowners and traffic flow. There will be some widening of Indian Lake Road as well and another small area has been added which will add a bit more expense.
22. Ron advised we have a stopped-up culvert across Indian Lake Road from the Argentine property causing excessive water flow onto the Richardson property. The Board discussed the cause of that issue and the liability for repair. Jeanette advised the Fire Department can blow out stopped up culverts; Ron advised this is compressed flat and it will have to be replaced. After considerable discussion it was decided to have the Argentines contact their contractor who caused the current damage. The culvert was working before the work started. The Board discussed the age of the culvert and the possibility of the community bearing some of the responsibility. Rich advised the contractor had originally agreed to correct the

situation. Ron will draft a letter for Board approval to send to the Argentines asking them to communicate with their contractor.

**Website:**

23. Everett advised updates posted to the Website – and stated all is going well.

**Lakes and Dams.**

24. **High Hazard Dam Grant Application:** John Pappas advised we are very much in the running as a sub-applicant with NC State to obtain possibly a 35% matching funds grant. The grant is \$183 million across the entire state. We should hear about it in the August-September time frame.

25. **Lake Stocking** – John would be interested in hearing from those using the lake as to feedback from their fishing– he advised that a surprising Brown Trout was caught in the lake by Jill Carter’s house.

26. **Beaver** – There is a beaver in the lake at what is referred to as Beaver Dam at the hairpin turn on Indian Lake Road – Hansell Wildlife Removal Services out of Brevard have identified the area and set traps – we hope to have this resolved in the next month.

27. **Dam Cutting** -- We have gone back to twice a year cutting – May/June and September/October time frame. Rainbow has just been cut and Indian Lake Dam is being cut presently. He asked if anyone feels the dams look unsightly, to let him know and he can arrange for further cutting. He also advised that all rooted plants be removed from the front of the dam, but to avoid the presence of snakes at this time, this will be done during the fall/winter months.

28. **Dam Repairs - Finally** – since beginning in 2014 – we have received approval from DEQ to begin repairs to the dam, combining the original spillway deficiencies and the Tropical Storm Fred mudslide adjacent to the spillway.

29. The mudslide will be tackled first – our contractor, Boyd McNeely will begin this year.

30. The spillway will take more planning because it will require draining the lake – and addressing repairing or putting in a new valve so that we can control the lake. That will occur in 2025 -2026 in winter months.

31. The impact of the mudslide repairs will not impact anyone but the Carsten and Bartol properties; John thanked them for their cooperation with this project and advised the access road at the end of Indian Lake Road will be used to come down to the repair area. He advised we contacted Boyd McNeely, Whitmire Grading and Toxaway Grading to obtain bids. Whitmire could not accommodate us for 6-9 months, Toxaway was twice Boyd’s bid – and John felt Boyd McNeely had the most thorough and cost-effective bid. The proposal is for \$158,000 – it could be started in the middle of June. John made a motion that we hire Boyd McNeely to repair the mudslide at Indian Lake Dam per his proposal – commencing in 2024 – it will take 6-8 weeks. Rich seconded the proposal. Jeannette questioned whether trees downed during the hurricane at her property would be removed. John advised her access and the Carstens would be greatly improved. A head count was taken on the vote, it was unanimously approved by all members present.

**Architectural Control** – There was no report.

**Beautification**

32. Kathy Peerson advised that the Wednesday Gatherings will be held every other week. Barbara will send out an announcement to the community.

33. Ron thanked Pete and Kathy Peerson and the people who helped them... for their successful Memorial Day picnic – great decorations and a good turnout.

**Tickler:**

**Nominating Committee status**

34. Discussion was held as to who would be on the committee. Wanda Misinco was asked to contact Jay Kicklighter to form a committee. The By-Laws state the committee should be 3-5 people. Wanda will follow up and then Barbara will help send out a notice to the community to see if there are any members interested in running for the Board.

**Finance Committee**

35. Rich advised that the Board is responsible for putting together a Finance Committee to form the budget. The committee would gather information from various committee chairs as to their future expenses. The Treasurer, committee chairs and people from the community would serve. Rich suggested sending a notice out to the community to see if we could get some input from members. Barbara will follow up.

**New Business**

36. Jeannette questioned the status of the Waterfront Park regulations which were discussed but not approved by the Board. The Board discussed. Barbara advised the proposed regulations were sent back to the Board and the committee, but the Board had not voted their approval. John advised we should vote on a regulations document. Barbara will send a proposed document to the Board for discussion and approval at the August meeting.

**Other Business**

37. John questioned possibly getting a larger stop sign at the intersection of Indian Lake Road and Toxaway Trail. Ron will follow up.

There being no further business, a motion was made by Rich to adjourn, Barbara seconded. The next meeting will be August 3, 2024.