

# Junaluska Assembly Community Council Meeting Minutes

April 14, 2026

*Meeting held hybrid in Person at Gaines Meeting Room and via Zoom.*

**In attendance:** David Hanson, Hardy Tippett, Susie Crites, Frank Dunnewind, Ed Hernandez, Grace Gattis by zoom

**Staff:** Carroll Woody, Pam James

**Call to order:** David Hanson called the meeting to order at 4:00 pm.

**Opening Prayer:** David Hanson led the opening prayer.

**Approval of Agenda:** Hardy Tippett made motion Ed Hernandez second. Approved by common consent.

**Approval of Minutes:** Frank Dunnewind made the motion Susie Crites second. Approved March, 2026 minutes by common consent.

**Director's Report:** Carroll Woody Jr

## Current Topics

- We will be conducting a Wastewater study just like the Water Study The grant has been approved and going to do a sidewalk and road inventory at the same time.
- Applying for funding for the water improvements to the system
- Meters are complete except for the larger meters. We will address these on a schedule starting from 2" meters to 12" meters. (4 large 2" meters left to change).
- We are beginning to install fire hydrants based on the water study
- Leaf pickup for the spring will end on Wednesday April 15<sup>th</sup>.

## Update on Dam

- Installed large stone & new drain pipe on the North slope of the Bridge, still need to add more rock.
- Continue rework or replacement of gates—still with the Engineer
- Spillway capacity control for greater volumes of water—new study not yet begun
- Boom project grant (begin engineer process
- We are working on the grant processes (some grants have been approved for the dam)

## Key metrics reviewed.

- **Service Charge** We have combined 2013-2020. But we do place liens on homes that have not paid the service charge. People are paying on 2026 and some are still paying back service charges.
- **Non-Revenue water percentage**- Up 26.77%. No leaks reported this month. Residents have not come back to their homes for the summer.
- **Meters** All residential meters are in. Checked commercial meters and they will be 4 left to change
- **Security reviewed.** House checks 195. Most of the calls that security attends are medical calls.
- **Financial Update** reviewed for service charge. Reserve balance \$329845.31.
- **Water / Sewer Financial**- We are at \$454024 to the good.

**Capital Improvement Plan 2025-2026**

Utility Capital Improvement Plan 2026-2036			
2025 Projects	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Tank Repairs/Additional	\$2,022,762	\$2,022,762	0
Fire Hydrant	\$131,300	\$131,300	0
Jetter Truck Loan (5-year)	\$1,875 monthly		
<b>2025-2026 Projects in Phases</b>			
South Lakeshore Drive (water line/valves)Phase 1	\$595,000	\$ 550,000	\$45,000
County Road (waterline/ valves) phase 1	\$600,000	\$520,000	\$80,000
Liberty, Kammerer & Kilgore (Water line/valves)	\$327,000	\$275,000	\$52,000
Hickory Hill (waterline/valves)	\$289,614	\$254,000	\$35,614
Leaf Machine			
<b>Total</b>	<b>\$2,165,676</b>	<b>\$1,953,062</b>	<b>\$212,614</b>

**NC DOT Projects**

- **Main Entrance Traffic Lights – Pedestrian Crossing**
  - We have begun building the road entrance. DOT tentative start date May 2026
- **Pedestrian Crossings– Golf Course & Holston Village Roads**
  - Light is working for Holston Village. They say Golf Course will be soon.
- **NCDOT Bridge Replacement Project -28% (Zachary construction)**
  - They are now working on piling and walls for the flyover. The next step is to step is to set supports for the bridge. No closure scheduled at this time.
  - Russ Avenue progress exit 102-Main street (Buchanan Construction)
  - Monthly meeting throughout 4-year project

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- And Limb pickup-15 minute rule- a charge maybe applied if it takes 2 guys more than 15 minutes to pick up leaves and limbs. This is on website and we will place on next utility bill.
- Notice to proceed needed for construction on home. Comes from Public Works office then to Haywood County permitting.
- Add your home to the Security Checklist
- Add yourself to the alert list. [www.lakejunaluskacommunity.com](http://www.lakejunaluskacommunity.com)
- We have Online Bill Pay, ACH, accept checks and walk-ins are Welcome!

**Public Comments**

- Ken talked about and had a slide show on the booms as there were concerns from the Winn’s about the look of the booms and where they are placed. We are waiting on the engineer’s study before we can have a meeting about where placement will be.
- School leasing. There lease goes until Jan 20207 but they have to return the property to condition it was before they placed buildings on land
- Is there going to be a Senior Living area having an aging competent to Lake plans.

**Susie Crites made motion Hardy Tippet second adjourned at 4:42 pm.**

Respectfully submitted, Pam James, Recording Secretary

# JACC

May 2026



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# Agenda

- **Public Works Director Report**
  - Open Prayer
  - Approval of Agenda
  - Approval of Minutes
  - APW Metrics
  - Water Loss (Graph)
  - APW Financial Summary
  - Utility & Capital Improvement Plans
  - Update on Dam
  - Current Topics
  - NCDOT Project update (Bridge, Entrance work & Crosswalks)



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# Director's Report - Metrics

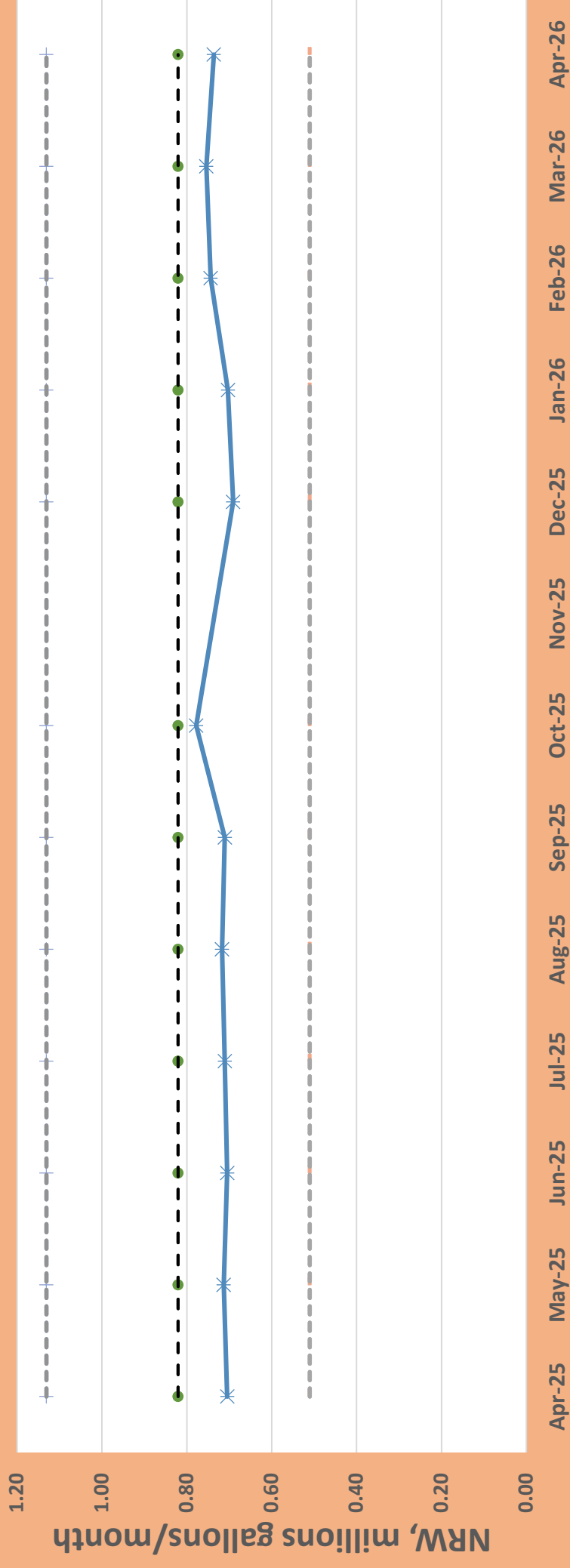
Item	FEB 2026	MARCH 2026	APRIL 2026	
<b>Service Charges</b>	<b>2026 SC bill</b>	<b>2026 SC bill</b>	<b>2026 SC bill</b>	<b>\$ Less than Prev Mth # Accts/People Less</b>
Total Amount Billed	\$1,302,324	\$1,302,324	\$1,302,324	98 acct (11 less)
2026 Balance Owed	\$313,011	\$240,377	\$203,696	20 acct (4 LESS)
2025-Balance Owed	\$28,332	\$24,695	\$21,047	11 accts(0 less)
2024 -Balance Owed	\$12,969	\$12,969	\$12,969	7 accts (0 less)
2023- Balance Owed	\$11,646	\$11,298	\$11,298	7 accts (0 less)
2022- Balance Owed	\$9,010	\$8,800	\$8,800	5 accts (0 less)
2021- Balance Owed	\$4,970	\$4,970	\$4,970	6 peo (0 less)
2020-2013 Balance Owed	\$26,990	\$26,990	\$26,990	
Total in Collections	\$406,829	\$330,101	\$289,772	
<b>Water/Sewer - Non-Revenue Wat</b>				<b>Quarterly Average</b>
Current Month				<b>Cubic Feet</b>
-Volume in cu.ft.	130,994	123,482	137,082	391,558
-Cost of NRW	\$9,174	\$8,647	\$9,600	2,928,854
12 Month Rolling Average				
Percentage of NRW-By Month	26.49%	26.77%	23.07%	
-Average NRW in cu.ft.	99,457	102,821	105,982	102,753
-Yearly Cost of NRW	\$29,784	\$38,396	\$47,996	768,595
<b>Security</b>				<b>Quarterly Average</b>
Incidents				
-Residential	9	17	11	12
-Lake Assembly	5	3	7	5
-Outside/Other	1	1	0	1
Reports Typed	70	81	77	76
Patrol Miles Driven	1,938	2,799	2,665	2,467
Total House Checks	183	195	196	



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# Water Loss Graphic



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# Financial Update

April 2026

	Budget	Actual	Variance
<b>Water and Sewer Funds</b>			
<b>Operational Revenues</b>	<b>\$ 83,705</b>	<b>\$ 71,919</b>	<b>\$ (11,786)</b>
Water	\$ 33,259	\$ 30,771	\$ (2,487)
Sewer	\$ 49,596	\$ 40,296	\$ (9,299)
LJA reimbursement	\$ 851	\$ 851	\$ -
AIA Grant Reimbursements	\$ -	\$ -	\$ -
<b>Operational Expenses</b>	<b>\$ 48,346</b>	<b>\$ 44,727</b>	<b>\$ 3,620</b>
Operations	\$ 48,346	\$ 44,727	\$ 3,620
AIA Grant Expenditures	\$ -	\$ -	\$ -
<b>Operational Cash Flow Balance</b>	<b>\$ 35,359</b>	<b>\$ 27,192</b>	<b>\$ (8,167)</b>
<b>Preliminary Reserves Balance 12/31/2025</b>	<b>\$ 454,024</b>	<b>\$ 454,024</b>	<b>\$ -</b>
<b>Capital Assessments</b>	<b>\$ 17,273</b>	<b>\$ 17,523</b>	<b>\$ 250</b>
CI Assessment Water	\$ 8,694	\$ 8,807	\$ 114
CI Assessment Sewer	\$ 8,580	\$ 8,716	\$ 136
<b>Capital Expenses 2024</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
CI Assessment Water	\$ -	\$ -	\$ -
CI Assessment Sewer	\$ -	\$ -	\$ -
<b>Preliminary Reserves</b>	<b>\$ 454,024</b>	<b>\$ 454,024</b>	<b>\$ -</b>



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# Financial Update

April 2026

Other APW Funds	Budget	Actual	Variance
<b>Revenues</b>	<b>\$ 118,905</b>	<b>\$ 119,242</b>	<b>\$ 337</b>
Bulk Green Waste	\$ 500	\$ 500	\$ -
Solid Waste	\$ 17,250	\$ 17,316	\$ 66
Service Fees	\$ 101,155	\$ 101,426	\$ 271
<b>Expenses</b>	<b>\$ 126,466</b>	<b>\$ 124,694</b>	<b>\$ 1,772</b>
Solid Waste	\$ 34,000	\$ 34,058	\$ (58)
Bulk Green Waste	\$ 11,195	\$ 6,298	\$ 4,897
Streets	\$ 28,149	\$ 25,518	\$ 2,631
Administration	\$ 19,648	\$ 19,695	\$ (47)
Security	\$ 33,475	\$ 39,124	\$ (5,650)
<b>Operations Balance</b>	<b>\$ (7,561)</b>	<b>\$ (5,452)</b>	<b>\$ 2,109</b>
<b>Preliminary Reserves (Fund Balance) from previous years</b>			
	\$	<b>329,845.31</b>	



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# Utility Capital Improvement Plan 2026-2036

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<b>Total</b>	<b>\$3,965,676</b>	<b>\$3,753,062</b>	<b>\$212,614</b>



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# Current Topics

- We will be conducting a Wastewater study, just like the water study. The DEQ grant has been approved. (sidewalk & road Inventory)
- We have received some state funding for water& sewer improvements to the system
- We have repaired two drain areas and replaced the pipe for the N. Lakeshore drain going through the bottom of the York parking lot
- Water leak on County & Kilgore Road, & filled tanker twice for six Sewer line clean out
- Fire Department testing Hydrants



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# Update on Dam

April 2026

- Installed large stone & new drain pipe on the North slope of the Bridge, still need to add more rock
- Continue rework or replacement of Operating gates – Design now with the company that makes the valves(Mueller)
- Spillway capacity control for greater volumes of water – new study not yet begun
- Boom project grant ( engineer process)
- We are working on the grant processes. (Some grants approved for the Dam)



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# NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
  - Tentative Start Date: We have begun building the road entrance and the sidewalk, Curb & Gutter, both sides of the Highway. Concrete footing for light poles has been poured. We hope the lights and crosswalks will be completed within the next few weeks.
- **Pedestrian Crossings- Golf Course & Holston Village Roads**
  - The golf course road crossing will be sometime in the near future
- **NCDOT Bridge Replacement Project (Zachary construction)**
  - Now working on the decking and support walls. Please note, One Lane @exit 103 could be at least 4-5 weeks. It is structural on the old ramp bridge.
  - Russ Avenue progress: All of utilities work continues to be done from the bridge to exit 102. The RR bridges are getting railing. The Richland Creek is on going Rebar and deck pouring. There will be temporary signals placed throughout the project. The historical section is 95% complete. Curb & Gutter Utilities are 75% from Main Street to the new bridge(Buchanan Construction)
  - Monthly meetings continue throughout the 4-year project (began July 2024)



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**Office:** 828-452-5911

**Security:** 828-734-5575

**PW On-Call:** Call Security

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