

Junaluska Assembly Community Council Meeting Minutes

November 11, 2025

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

In attendance: David Hanson, Frank Dunnewind, Grace Gattis, Randy Carlson, Hardy Tippett, Susie Crites

Staff: Carroll Woody, Pam James

Call to order: David Hanson called the meeting to order at 4:00 pm.
Thank You Veterans for your Service!

Opening Prayer: David Hanson led the opening prayer.

Approval of Agenda: Frank Dunnewind made motion Randy Carlson second.

Approval of Minutes: Grace Gattis made the motion Randy Carlson second. Approved October, 2025 minutes by common consent.

Director's Report: Carroll Woody Jr

Current Topics

- We will be trying for a grant for Wastewater just like the Water Study
- Applying for funding for the water improvements to the system
- The Rules & regulations were approved by the Board of Trustees 2025
- The service charges for 2026 were approved by the Board of Trustees. The new rate is .482/100 dollars.
- Meters are complete except for the larger meters. We will do those as they fail based on cost for the larger meters.

Update on Dam

- Installed large stone & new drain pipe on the North slope of the Bridge (completed)
- Continue rework or replacement of gates – still with the Engineer
- Spillway capacity control for greater volumes of water – new study not yet begun

Key metrics reviewed.

- **Service Charge** \$1520176.2026 has been added.
- **Non-Revenue water percentage** - Up 19.83%. Unaccounted water in lines from vacant homes. No leaks reported this month.
- **Meters** Very important update. All residential meters are in.
- **Security reviewed.** House checks 151.
- **Financial Update** reviewed for service charge. Reserve balance \$400,490.88.
- **Water / Sewer Financial**- We are at \$468,329 to the good.

Capital Improvement Plan 2024-2025

2025 Projects	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Tank Repairs	\$222,762	\$222,762	0
Fire Hydrant	\$131,300	\$131,300	0
Jetter Truck Loan (5-year)	\$1,875 monthly		
2025-2026 Projects in Phases			
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 & Kigore (Water line/valves)	\$327,000	\$275,000	\$52,000
Hickory Hill (waterline/valves)	\$289,614	\$254,000	\$35,614
Dump Truck 2026	\$75,000		
Total	\$2,240,676	\$1,953,062	\$212,614

NC DOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - No Tentative Start Date: utility in May-possibly start 1st week of December
- **Pedestrian Crossings – Golf Course & Holston Village Roads**
 - No Tentative Start Date: Possibly in May
- **NCDOT Bridge Replacement Project -28% (Zachary construction)**
 - Jack & Boring for project nearly completed
 - Temp bridge working on piling for flyover
 - Russ Avenue progress exit 102-Main street (Buchanan Construction)
 - Monthly meeting throughout 4-year project

Call Us If You Need Us!

- 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
- We have Online Bill Pay, ACH, accept checks and walk-ins are Welcome!

Board Comments

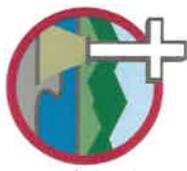
- Lake Draw down this year will be for the Lake Cleanup and to check the Tuberville Bridge for Helene Damage. Still working on permit for dredging.

Public Comments

- The crossing at Holston Village is not functional at this time. They will also be painting crossing on road.
- Dam Gates waiting on engineers drawing for gates
- Boom quote on booms was not complete was just for boom material not for installation and anchoring. Working with Haywood County about a grant
- Trees at Susannah Wesley Garden are being looked at for some removal because of size and are exploring planting options. This is paid for with charitable giving
- Retaining wall along the walk way at interstate has no easy solution for this problem.

Hardy Tippett made motion Randy Carlson second adjourned at 4:34 pm.

Respectfully submitted, Pam James, Recording Secretary



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JACC

January 2026

Agenda

- Opening Prayer
- Approval of Agenda
- Approval of Minutes

- Public Works Director Report

- 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

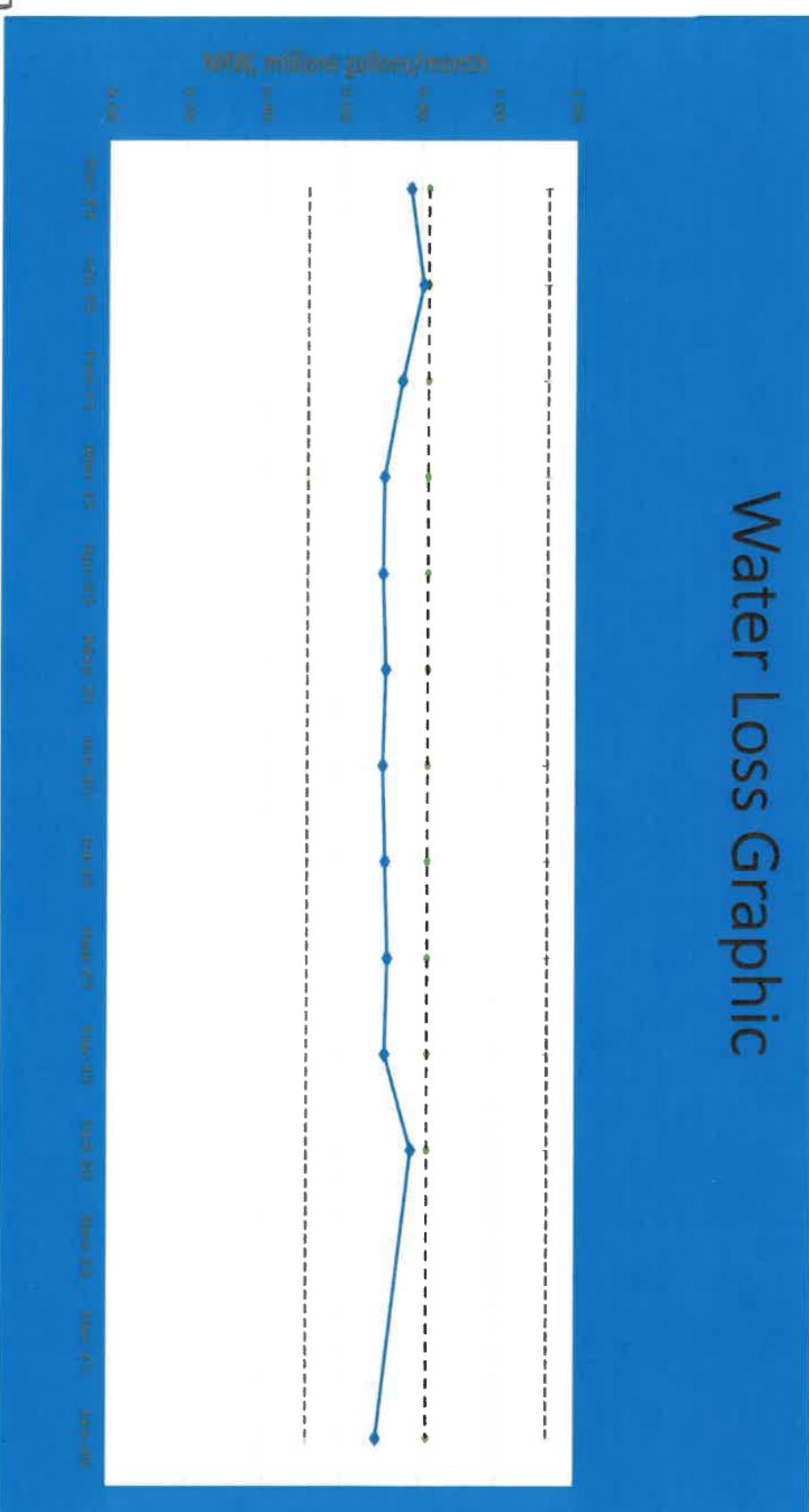
Item	Oct 2025	NOV 2025	Dec 2025	
Service Charges	2025 SC bill	2025 SC bill	2025 SC bill	\$ Less than Prev M/ # Accts/People Less
Total Amount Billed	\$1,378,270	\$1,302,324	\$1,302,324	\$471,228 604 acct (401less)
2026 Balance Owed	\$1,378,270	\$1,346,618	\$875,390	\$22,145 34 acct (15LESS)
2025-Balance Owed	\$75,295	\$56,669	\$34,524	\$485 12 accts(1 less)
2024 -Balance Owed	\$13,994	\$13,994	\$13,509	\$0 8 accts (0 less)
2023- Balance Owed	\$11,646	\$11,646	\$11,646	\$0 8 accts (0 less)
2022- Balance Owed	\$9,010	\$9,010	\$9,010	\$0 5 accts (0 less)
2021- Balance Owed	\$4,970	\$4,970	\$4,970	\$0 6 peo (0 less)
2020-2013 Balance Owed	\$26,990	\$26,990	\$26,990	
Total in Collections	\$1,520,176	\$186,650	\$976,040	
Water/Sewer - Non-Revenue Wat				Quarterly Average
Current Month				Cubic Feet
-Volume in cu.ft.	107,437	106,428	80,977	98,281
-Cost of NRW	\$7,524	\$7,453	\$5,671	735,139
12 Month Rolling Average				
Percentage of NRW-By Month	19.83%	22.04%	16.21%	
-Average NRW in cu.ft.	89,430	94,537	92,361	92,109
-Yearly Cost of NRW	\$77,693	\$85,146	\$90,817	688,978
Security				Quarterly Average
Incidents				
-Residential	4	9	21	11
-Lake Assembly	6	5	3	5
-Outside/Other	2	1	0	1
Reports Typed	55	66	80	67
Patrol Miles Driven	2,147	2,064	2,024	2,078
Total House Checks	151	181	177	



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Water Loss Graphic



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Financial Update

January 2026

Water and Sewer Funds			
Operational Revenues			
Water	\$ 901,563	\$ 934,057	\$ 32,495
Sewer	\$ 390,000	\$ 379,703	\$ (10,297)
UA reimbursement	\$ 502,908	\$ 519,365	\$ 16,457
AIA Grant Reimbursements	\$ 8,655	\$ 9,001	\$ 346
Operational Expenses			
Operations	\$ 769,326	\$ 812,170	\$ (42,844)
AIA Grant Expenditures	\$ 769,326	\$ 812,170	\$ (42,844)
Operational Cash Flow Balance			
Preliminary Reserves Balance 12/31/2024	\$ 132,237	\$ 121,887	\$ (10,349)
Net Reserves Beginning Balance			
Capital Assessments	\$ 190,004	\$ 192,400	\$ 2,396
CI Assessment Water	\$ 95,629	\$ 96,664	\$ 1,035
CI Assessment Sewer	\$ 94,375	\$ 95,736	\$ 1,361
Capital Expenses 2024	\$ -	\$ 94,458	\$ -
CI Assessment Water	\$ 71,928	\$ 71,928	\$ -
CI Assessment Sewer	\$ 22,530	\$ 22,530	\$ -
PRELIMINARY Reserves Balance 11/30/2025	\$ 522,057		

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Financial Update

January 2026

Other APW Funds	Budget	Actual	Variance
Revenues	\$1,229,129	\$ 1,253,514	\$ 24,385
Bulk Green Waste	\$ 4,532	\$ 4,532	\$ -
Solid Waste	\$ 148,500	\$ 149,151	\$ 651
Service Fees	\$ 1,076,097	\$ 1,099,831	\$ 23,734
Expenses	\$1,066,147	\$ 1,095,240	\$ (29,093)
Solid Waste	\$ 183,296	\$ 159,803	\$ 23,493
Bulk Green Waste	\$ 185,529	\$ 97,889	\$ 87,640
Streets	\$ 201,130	\$ 200,474	\$ 655
Administration	\$ 189,484	\$ 223,209	\$ (33,725)
Security	\$ 306,708	\$ 413,865	\$ (107,156)
Operations Balance	\$ 162,982	\$ 158,274	\$ (4,708)
PRELIMINARY			
Net Reserves Beginning Balance	\$ 405,749		
Capital Expenses 2025	\$ 300,800		
	\$ 263,223.55		



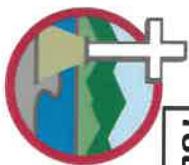
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Utility

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Update on Dam

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- Continue rework or replacement of gates – now with company that makes the valves
- Spillway capacity control for greater volumes of water – new study not yet begun



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Current Topics

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- Applying for funding for the water improvements to the system
- Meters are complete except for the larger meters. We will address those as they fail, based on the cost of the larger meters.



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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**

- Tentative Start Date: We have begun building the road entrance(May 2026)

- **Pedestrian Crossings- Golf Course & Holston Village Roads**

- Tentative Start Date: Holston village is completed. The golf course road crossing will be soon

- **NCDOT Bridge Replacement Project (Zachary construction)**

- They are now working on piling and walls for the flyover. The next step is to set supports for the bridge. No closure scheduled at this time
- Russ Avenue progress 30%, a lot of utility work to be done at exit 102- Main street (Buchanan Construction)
- Monthly meetings continue throughout the 4-year project (begin July 2024)



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Security: 828-734-5575

PW On-Call: Call Security

www.lakejunaluskacommunity.com



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