

Junaluska Assembly Community Council Meeting Minutes

May 9, 2023

Meeting held hybrid in Person at Gaines Meeting Room and via Zoom due to social-distancing observed.

In attendance: David Hanson, Randy Carlson, Ed LaFontaine, Chuck Lipp

Staff: Dave Nicholson, Pam James

Call to order: Ed LaFontaine called the meeting to order at 4:00 pm

Opening Prayer: Randy Carlson led the opening prayer.

Approval of Agenda: Chuck Lipp made motion Randy Carlson seconded. Approved May 2023 Agenda by common consent.

Approval of Minutes: David Hanson made a motion to approve the minutes, Chuck Lipp seconded. Approved April 2023 minutes by common consent.

Director's Report: Dave Nicholson

- Key metrics reviewed. Collecting 2023 Service Charge reviewed and some monies that came in was of people selling home and the balance has been paid up.
- Non-Revenue water volume is down. The volume is back down to finding a 2 inch line with a crack in a pipe just outside the office and that was going into the creek. Cost of non-revenue water has gone down substantially.
- Security reviewed. Residential incidence went up. Alarm activations people coming back into their home. Security team has welfare checks that moves some people along.
- Financial Update reviewed for service charge. Service Charge 1st quarter collected positive variance due to back service charges being paid. Culvert is where the majority has been spent.
- Water / Sewer Governed by NCUC. We sold less water but we also spent less. Bought a new pump for water to go up to reservoir. This helps to pressurize the lines on the North side of the Lake. It is important to have the reservoir. For fire hydrants and pressure to the homes. We pay for the pipes and tower maintenance.

Current Topics: reviewed.

- Main Entrance Culvert Plan: Had a few late bills due to the erosion.
- Water leak repairs on Oxford 3/4 inch line S. Lakeshore 2" line S Lakeshore Equity 3/4 inch Line.
- NCUC Report has been submitted.
- Traffic light at the Main Gate –possibly Winter / Lighted Cross Walk Holston Village & Golf Course July/August 2023
- Speed detection sign in office for S Lakeshore.
- Pavement patching throughout the Lake Grounds. Please let us know if you see something that needs attention.
- Asset and Inventory Assessment Grant –is underway
- New fire hydrant at the intersection of Fairway Hills & Golf Course Rd. Coming soon.

- New Security vehicle is a truck with camper shell. Cones are stored in the back. Have already used in National Day of Prayer. Will also be used in big conferences with additional security personal.
- Main entrance traffic lights Dot to pay for sidewalks from school down to the crosswalk and on the other side at the gate in front of Fulbright Park to the crosswalk at the entrance and down in front of the Welcome Center. Possibly placed this winter after first of year. *Checking about up keep the right of away mowed from Campground down to Golf Course Road due to large rock in that area.

Guard rail replacement. Corten (weathered steel). Start with Lambuth Hill then move to South Lakeshore. Completed. Next South Lakeshore East gate to 1625 S Lakeshore Drive way 871'. Southside of dam still waiting and working with engineers on this section 236'.

Paving Plan: Reviewed –2023

- Branscomb – severely degraded section. Improve drainage and a new base. About 400 ft of road.
- North Lakeshore-Utility related-Completed April 2023
- Kilgore-Utility related
- Holston Village-Utility related
- Shackford Hall-Completed April 2023
- Stuart Circle have to do Service Work
- Charles Wesley Rd
- Weldon Way

Capital Improvement Plan: Could change upon CDC findings or emergent needs arising.

- Meter Replacement Program
- Last section of Holston Village Road
- Membrane on Reservoir low priority
- N Lakeshore-water and sewer lines
- Kilgore to County Sewer line
- White dogwood old line and undersized
- Fire Hydrant & Valve Replacement
- Skid steer replaced

Residence may have received post card from DOT about Hwy 23/74. Work start in 2025. We will have the map in the office if you would like to have a look at the new update. Dave will talk to Garrett about the South Lakeshore exit and accidents.

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](http://www.lakejunaluskacommunity.com)

Questions: Guardrail funds going into more guardrail on South Lakeshore? Answer: Having to look into a skid steer loader that we use broke and need to look into acquiring a new one for road maintenance. Status of reservoir waiting on the CDC study.

New Business: None

Open Forum: Roadwork and timeline of Interstate and the Russ Avenue project going on at the same time. Dave or Ken does not know the timeline of the Russ Avenue project.

Multiple pole fishing at the Lake. And Fisherman with the big tanks on the trucks are getting Carp to put in their ponds. Carp are nonnative and no season for carp no limit on this fish. They were not chumming.

Broken wooden guardrails will be patching from the guardrails off of Lambuth Hill. Is there a way to get in contact with Google Maps about the bridge and crossing the dam? Going to look into this. Sign from DOT on Access Road that says not recommended for tractor trailer.

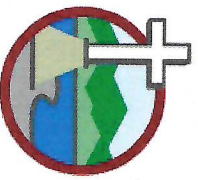
Looking at putting something across the top that states 14 feet max height preclude the tractor trail truck or goose neck RV. It is not going to be beautiful but will also need to be a break away.

Meeting adjourned at 4:58 pm.

Respectfully submitted, Pam James, Recording Secretary

Junaluska Assembly Community Council

June 2023

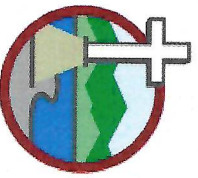


Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Agenda

- **Opening Prayer –**
- **Approval of Agenda**
- **Approval of Previous Minutes**
- **Public Works Director Report**
 - APW Metrics
 - Water Loss
 - APW Financial Summary
 - Current Topics
 - Capital Improvement Plans
 - NCDOT Bridge Project update
- **New Business**
- **Open Forum –** Items from community members or councilpersons.
- **Adjournment**

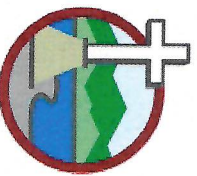


Lake Junaluska

A Place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Director's Report - Metrics

Item	March 2022	April 2023	May 2023		
Service Charges	2023 SC bill	2023 SC bill	2022 SC bill	\$ Less than Prev Mo	# Accts/People less
Total Amount Billed	\$1,174,394	\$1,174,394	\$1,174,394		
2023-Balance Owed	\$278,737	\$206,632	\$163,976		
2022 -Balance Owed	\$20,866	\$20,573	\$17,318	\$42,656	102 (16 Less)
2021- Balance Owed	\$8,342	\$8,342	\$8,146	\$3,255	23 accts(3 less)
2020- Balance Owed	\$13,123	\$12,446	\$12,446	\$196	10 accts (1 less)
2019- Balance Owed	\$9,402	\$9,026	\$7,472	\$0	13 accts (0 less)
2018-2017 Balance Owed	\$11,293	\$11,293	\$11,293	\$0	10 accts (1 less)
2016-2013 Balance Owed	\$11,878	\$10,989	\$10,989	\$0	6 peo (0 less)
Total In Collections	\$353,641	\$279,301	\$231,640	\$0	4 peo (0 less)
Water/Sewer - Non-Revenue Water					
Current Month				Quarterly Average	
-Volume in cu.ft.	241,991	99,849	136,317	Cubic Feet	Gallons
-Cost of NRW	\$14,398	\$5,941	\$8,111	159,385	1,192,200
12 Month Rolling Average				9,483	
Percentage of NRW-By Month	44.77%	25.26%	23.48%	31.17%	
-Average NRW in cu.ft.	247,459	236,970	225,972	236,800	
-Yearly Cost of NRW	\$176,685	\$169,196	\$161,344	\$169,075	1,771,264
Security				Quarterly Average	
Incidents					
-Residential	18	26	36	27	
-Lake Assembly	139	142	233	171	
-Outside/Other	10	14	21	15	
Reports Typed	15	15	20	17	
Patrol Miles Driven	3,483	2,777	3,692	3,317	
Total House Checks	300	296	285		

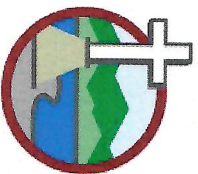
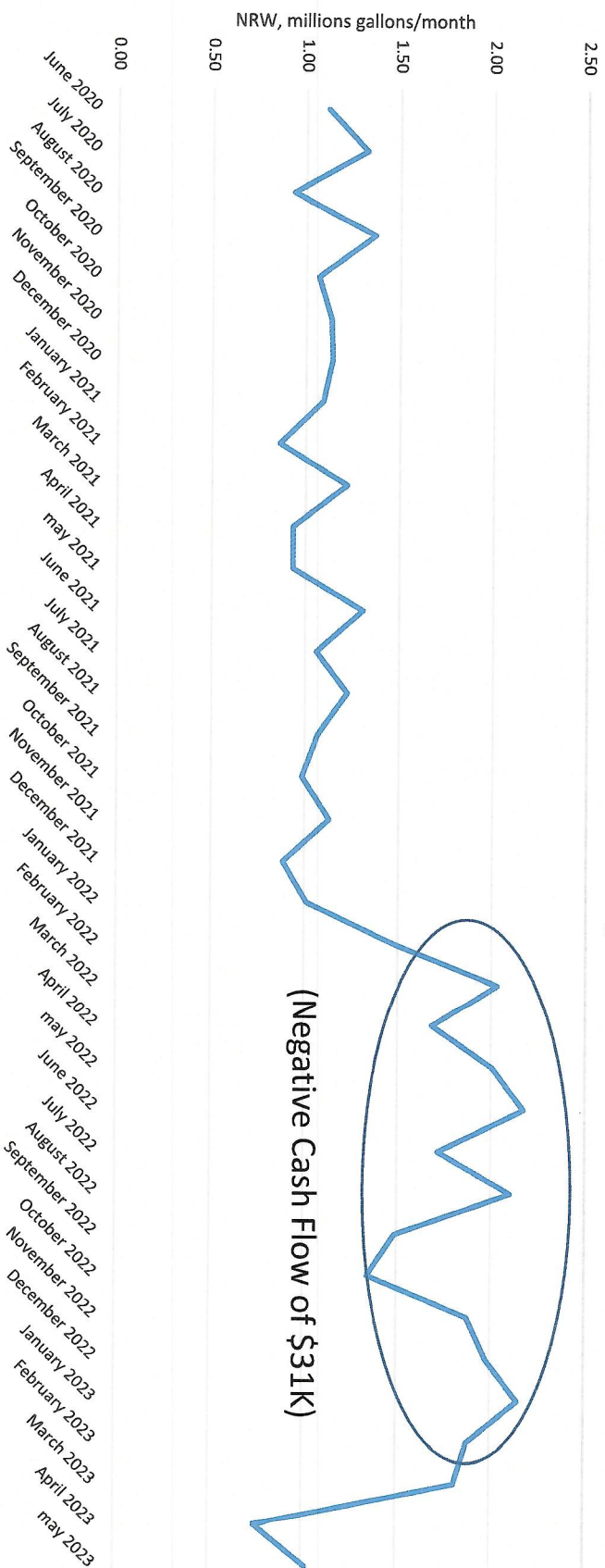


Lake Junaluska

A Place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Water Loss Graphic

Monthly NRW LJA APW, millions gallons

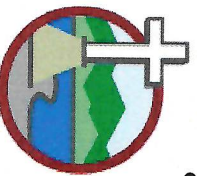


Lake Junaluska

A Place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Current Issues

- **Water leak repairs:**
 - Chapel Drive on May 23 (2")
 - Memory Lane on May 30 (1")
 - Behind Apartment A/B on June 5 (2")
 - Oxford Road on June 7 (2 x ¾") (service line under the road)
- **Town of Waynesville – upcoming 7% Water & 10% Sewer Rate Increase**
- **New fire hydrant at the intersection Fairway Hills & Golf Course Road - Soon**
- **Pam's Pavement patching list – Most completed on June 1st**
- **Traffic Light with crosswalks at the Main Gate – Possibly this winter**
- **On-Demand crosswalks at Holston Village & Golf Course Road July/Aug 2023**
- **Speed Detection Signs on South Lakeshore. ~~April/May~~ June (it arrived broken)**



A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

May - June Water Leaks



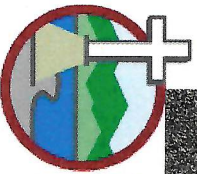
Chapel Drive



Oxford Road
Service Line



Memory Lane



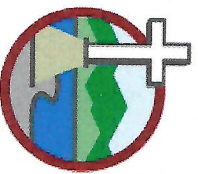
Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Financial Update

January - March 2023

Water and Sewer Funds							
Revenues		\$	442,604	\$	428,486	\$	(14,117)
	Water	\$	168,355	\$	151,226	\$	(17,130)
	Sewer	\$	184,095	\$	187,409	\$	3,314
	LJA reimbursement	\$	3,788	\$	3,788	\$	-
	CI Assessment Water	\$	43,468	\$	43,257	\$	(211)
	CI Assessment Sewer	\$	42,898	\$	42,807	\$	(90)
Expenses		\$	309,510	\$	286,155	\$	23,355
	Operations	\$	309,510	\$	286,155	\$	23,355
Operations Balance		\$	133,094	\$	142,332	\$	9,237
PRELIMINARY					196,822		
	Net Reserves Beginning Balance						
	Capital Expenses 2023						
	CI Assessment Water	\$		\$	22,677		
	CI Assessment Sewer						
	Projected Reserves Balance 05/31/2023	\$	339,137	\$			



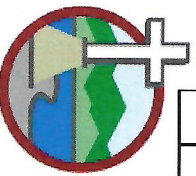
Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Financial Update

January – March 2023

Other APW Funds		Budget	Actual	Variance
Revenues	Bulk Green Waste	\$ 504,264	\$ 514,166	\$ 9,901
	Solid Waste	\$ 1,413	\$ 1,655	\$ 242
	Service Fees	\$ 60,180	\$ 60,235	\$ 55
		\$ 442,671	\$ 452,275	\$ 9,604
Expenses	Solid Waste	\$ 416,477	\$ 395,557	\$ 20,920
	Bulk Green Waste	\$ 72,216	\$ 68,734	\$ 3,482
	Streets	\$ 71,056	\$ 47,889	\$ 23,167
	Administration	\$ 61,675	\$ 91,187	\$ (29,512)
	Security	\$ 99,596	\$ 80,315	\$ 19,281
Operations Balance	\$ 111,934	\$ 107,432	\$ 4,502	
PRELIMINARY	Net Reserves Beginning Balance	\$ 87,787	\$ 118,609	\$ 30,822
	Capital Expenses 2023	\$ 275,874	\$ 275,874	\$ 0
	Projected Reserves Balance 05/31/2023	\$ 404,842	\$ 404,842	\$ 0

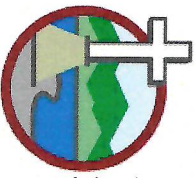
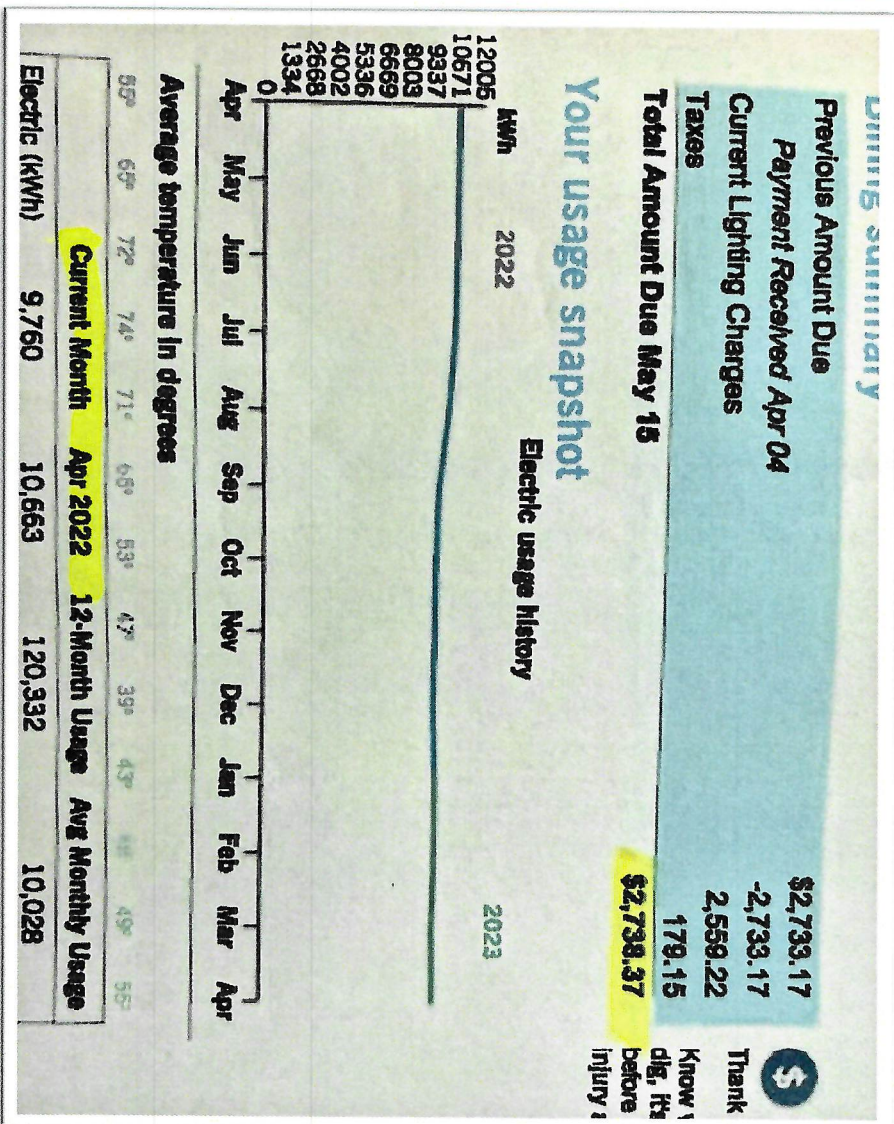


Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

LED Street Lighting Impact

- April 2022 usage – 10,663 kWh
- April 2023 usage – 9,760 kWh
- Savings of 903 kWh or
- Approximately 8.5% drop in usage
- August 2022 we replaced 15 legacy street lights on North Lakeshore with LED lights
- We continue to replace legacy lights as they fail

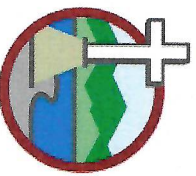


Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

2023 Paving Plan

- Branscomb Drive – **Completed May 18, 2023**
- North Lakeshore – **Completed April 2023**
- Shackford Hall Road – **Completed April, 2023**
- Holston Village Road – Utility related
- Kilgore Road – Utility related
- Stuart Circle
- Charles Wesley Road
- Weldon Way

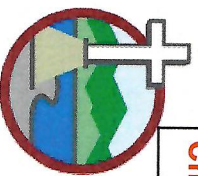


Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

Utility Capital Improvement Plan 2023

Project	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Meter Replacement Program (IN-PROGRESS)	\$10,000	\$10,000	0
Holston Village Road (water line replacement)	\$55,000	\$25,000	\$30,000
Reservoir roof membrane replacement (Bid Received)	\$22,000	\$22,000	0
North Lakeshore Drive (water line/valves, sewer line)	\$100,000	\$60,000	\$40,000
Kilgore-County Road (sewer line)	\$75,000	\$65,000	\$10,000
White Dogwood (Water line replacement)	\$50,000	\$40,000	\$10,000
Fire Hydrant & Valve Replacements	\$10,000	\$10,000	
Water System / Reservoir Study (Estimated start date: March)	\$150,000	\$150,000	0
Total	\$472,000	\$382,000	\$90,000
Chapel Drive (Water Line Replacement)	Emergent Requirement	Awaiting Cost Estimate	

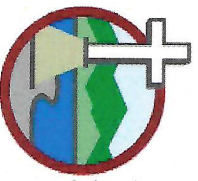
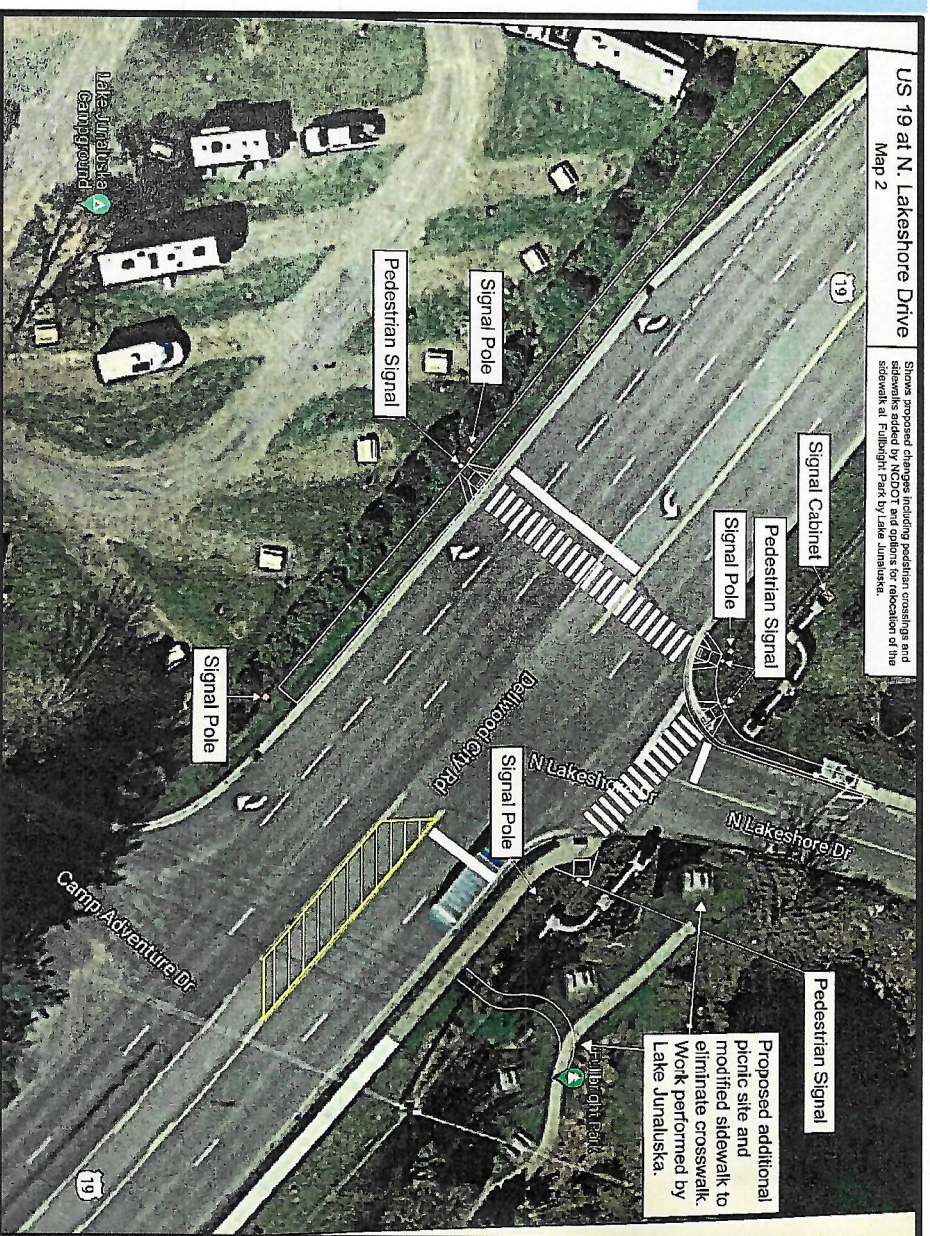


Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

NCDOT Main Entrance Traffic Lights – Pedestrian Crossing

- Briefed to Funding Board this month (June 2023)
- Tentative Start Date Early 2024

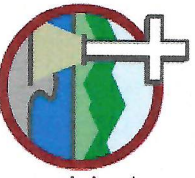


Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

NCDOT Bridge Replacement Project

- Contract Let Date: December 2023
- Work Estimated Start Date: Spring 2024
- 1st Phase will be the Temporary Road/Bridge near the Industrial Park side
- Possible Hwy 19 Eastbound closure for 1 month in 2025
- Phasing of the project will be up to the selected contract



Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

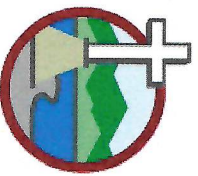
Call us if you need us!

Office: 828-452-5911

Security: 828-734-5575

PW On-Call: Call Security

www.lakejunaluskacommunity.com



Lake Junaluska

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.