

Junaluska Assembly Community Council Meeting Minutes

June 9, 2026

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

In attendance: David Hanson, Hardy Tippet, Susie Crites, Frank Dunnewind, Grace Gattis

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: Susie Crites made motion Grace Gattis second. Approved by common consent.

Approval of Minutes: Hardy Tippet made the motion Frank Dunnewind second. Approved May, 2026 minutes by common consent.

Director's Report: Carroll Woody Jr

Current Topics

- We have kicked off with a meeting a Wastewater study, just like the water study. The DEQ grant has been approved. (sidewalk & road Inventory will be done by an intern during this study)
- We have received some state funding for water& sewer improvements to the system
- We are monitoring drain areas specifically the Cokesbury area and the areas we have cleared
- We had sewer back ups for County Rd Weldon and Lady Huntingdon

Update on Dam

- 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)
- Concrete and erosion (RFP engineering process)

Key metrics reviewed.

- **Service Charge** Service Charge coming in doing well some people are still making payments
- **Non-Revenue water percentage**- Up 24.70%.
- **Meters** All residential meters are in. Checked commercial meters and they are 4 left to change
- **Security reviewed.** House checks 185. Most of the calls that security attends are medical calls.
- **Financial Update** reviewed for service charge. Reserve balance \$219234.42.
- **Water / Sewer Financial**-Water billing will start coming back in as people come back in for summer. We are at \$515,812 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		
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 & Kilgore (Water line/valves)	\$327,000	\$275,000	\$52,000
Hickory Hill (waterline/valves)	\$289,614	\$254,000	\$35,614
Leaf Machine			
Total	\$2,165,676	\$1,953,062	\$212,614

NC DOT Projects

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

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

Ken spoke about the

Grant for Water and Sewer Improvements

- \$8,818,934 from the North Carolina Department of Environmental Quality
- \$4,712,036 - Clean Water State Revolving Fund — Wastewater Projects
- \$4,106,898 - Drinking Water State Revolving Fund
- Intended to support recovery from Hurricane Helene and resiliency for

future storms

- Board of Trustees approved receiving these funds during the March 5-6,

2026 meeting

- Junior Woody, Leisa McDonald and Buddy Melton were instrumental to receiving this funds

Pigeon River Fund

- \$35, 000 for erosion on Lakeshore

Haywood County Tourism Fund for Stuart Bathrooms

- Women's restroom expansion at Stuart Auditorium

Public Comments

Are there time limits on grants? 1-2 2 year for engineer and then public will review.

Where does the Colonial stand now? Committee is meeting the Mr Schuur

Small Mini Bikes/Electric Bikes? There are no rules at this time.

Grace Gattis made motion Hardy Tippet second adjourned at 4:42 pm.

Respectfully submitted, Pam James, Recording Secretary

JACC

August 2026



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Agenda

- **Public Works Director Report**
 - Open Prayer
 - Approval of Agenda
 - Approval of Minutes
 - John Scott announces board members
 - Recognition of departing council members
 - APW Metrics
 - Water Loss (Graph)
 - APW Financial Summary
 - Utility & Capital Improvement Plans
 - Update on Dam
 - Current Topics
 - NCDOT Project update (Bridge, Entrance work & Crosswalks) Ken Howle presentation
 - Ken Howle presentation



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Director's Report - Metrics

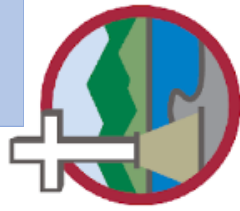
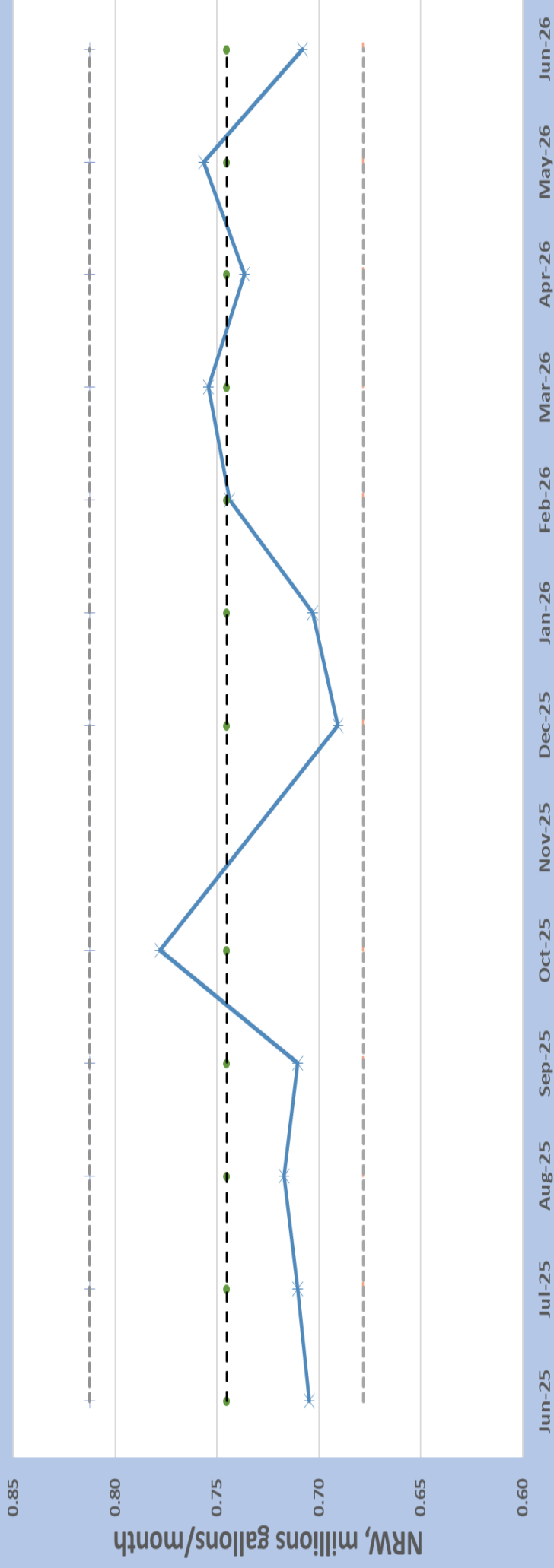
Item	MAY 2026	JUNE 2026	JULY 2026	
Service Charges	2026 SC bill	2026 SC bill	2026 SC bill	\$ Less than Prev Mo
Total Amount Billed	\$1,378,270	\$1,378,270	\$1,378,270	
2026 Balance Owed	\$166,944	\$136,284	\$130,453	\$36,491
2025-Balance Owed	\$19,370	\$15,938	\$15,214	\$4,156
2024 -Balance Owed	\$12,817	\$11,869	\$11,842	\$975
2023- Balance Owed	\$11,298	\$10,998	\$10,998	\$300
2022- Balance Owed	\$8,800	\$7,835	\$7,835	\$965
2021- Balance Owed	\$4,970	\$4,970	\$4,970	\$0
2020-2013 Balance Owed	\$26,990	\$22,637	\$22,637	\$4,353
Total in Collections	\$251,190	\$210,532	\$203,950	
Water/Sewer - Non-Revenue Wat				Quarterly Average
Current Month				Cubic Feet
-Volume in cu.ft.	150,129	154,721	137,082	150,129
-Cost of NRW	\$10,514	\$10,835	\$9,600	
12 Month Rolling Average				
Percentage of NRW-By Month	24.70%	19.26%	23.07%	
-Average NRW in cu.ft.	111,144	117,014	94,684	114,079
-Yearly Cost of NRW	\$58,510	\$69,345	\$47,996	853,311
Security				Quarterly Average
Incidents				
-Residential	7	10	13	10
-Lake Assembly	15	9	12	12
-Outside/Other	0	1	0	0
Reports Typed	81	75	71	76
Patrol Miles Driven	2,470	1,804	2,793	
Total House Checks	185	168	168	2,356



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Water Loss Graphic



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Financial Update

August 2026

		Budget	Actual	Variance
Water and Sewer Funds				
Operational Revenues		\$ 551,005	\$ 504,847	\$ (46,158)
	Water	\$ 214,934	\$ 207,795	\$ (7,139)
	Sewer	\$ 330,965	\$ 279,604	\$ (51,361)
	LJA reimbursement	\$ 5,106	\$ 5,106	\$ -
	AIA Grant Reimbursements		\$ 12,342	\$ 12,342
Operational Expenses		\$ 391,172	\$ 397,481	\$ (6,309)
	Operations	\$ 391,172	\$ 397,481	\$ (6,309)
	AIA Grant Expenditures			\$ -
Operational Cash Flow Balance		\$ 159,832	\$ 107,366	\$ (52,467)
Preliminary Reserves Balance 12/31/2025	Net Reserves Beginning Balance		\$ 454,024	
	Capital Assessments	\$ 103,638	\$ 105,127	\$ 1,488
	CI Assessment Water	\$ 52,161	\$ 52,838	\$ 677
	CI Assessment Sewer	\$ 51,477	\$ 52,289	\$ 811
	Capital Expenses 2024	\$ -	\$ 67,096	
	CI Assessment Water		\$ 66,871	\$ 66,871
	CI Assessment Sewer		\$ 225	\$ 225
Preliminary Reserves	\$ 454,024		\$ 599,421	



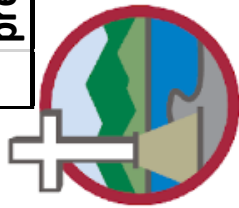
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Financial Update

August 2026

Other APW Funds	Budget	Actual	Variance
Revenues	\$ 713,434	\$ 748,474	\$ 35,040
	\$ 3,000	\$ 3,000	\$ -
Bulk Green Waste			
Solid Waste	\$ 103,500	\$ 103,896	\$ 396
Service Fees	\$ 606,934	\$ 641,578	\$ 34,644
Expenses	\$ 646,148	\$ 671,958	\$ (25,810)
	\$ 119,000	\$ 119,063	\$ (63)
Solid Waste			
Bulk Green Waste	\$ 65,379	\$ 43,518	\$ 21,861
Streets	\$ 154,052	\$ 153,365	\$ 687
Administration	\$ 119,219	\$ 125,002	\$ (5,783)
Security	\$ 188,498	\$ 231,010	\$ (42,512)
Operations Balance	\$ 67,286	\$ 76,516	\$ 9,230
Camp Ground Entrance		\$ 154,296	
Other Capital Expense		\$ 119,561	
Preliminary Reserves (Fund Balance) from previous years	\$ 329,845	\$ 132,505.12	



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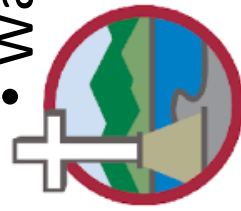


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Current Topics

- We have received some state funding for water & sewer improvements to the system, getting engineer RFQ'S for these projects
- We are monitoring the drainage areas, specifically the Cokesbury area and the areas we have cleared
- We have made sewer repairs for County Road, Weldon, Kilgore, and Lady Huntington Road
- We replaced a Hydrant on S.lakeshore Road that blew off
- We repaired a 2" water main on County Road
- We are looking to hire a new Security Chief
- Water & Sewer Rates proposed to go up 6% & 7%



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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - We have completed this project
- **NCDOT Bridge Replacement Project (Zachary construction)**
 - Now working on the decking of the new flyover bridge and support walls.
 - Russ Avenue progress: All utility work continues from the bridge to exit 102. The RR bridges are getting railings. The Richland Creek is ongoing rebar and deck pouring. Temporary signals will be placed throughout the project. The historical section is near complete. Curb & Gutter Utilities are 75% from Main Street to the new bridge(Buchanan Construction)
 - The NCDOT is also beginning to do prep work for new pavement on Dellwood Rd(1yr out)
 - 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

www.lakejunaluskacommunity.com



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