

Junaluska Assembly Community Council Meeting Minutes

January 13, 2026

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

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

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: Frank Dunnewind made motion Hardy Tippet second. Approved by common consent.

Approval of Minutes: Susie Crites made the motion Frank Dunnewind second. Approved November, 2025 minutes by common consent.

Director's Report: Carroll Woody Jr

Current Topics

- We will be conducting a Wastewater study just like the Water Study (We have applied for the grant)
- Applying for funding for the water improvements to the system
- 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, 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

Key metrics reviewed.

- **Service Charge** 1302324.2026 has been added. People are paying on 2026 and some are still paying back service charges
- **Non-Revenue water percentage-** Down 16.21%. No leaks reported this month.
- **Meters** All residential meters are in. 8 commercial meters with manual reads remain
- **Security reviewed.** House checks 177.
- **Financial Update** reviewed for service charge. Reserve balance \$263223.55.
- **Water / Sewer Financial-** We are at \$522,027 to the good.

Capital Improvement Plan 2025-2026

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 & Kilgore (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**
 - We have begun building the road entrance
- **Pedestrian Crossings– Golf Course & Holston Village Roads**
 - Light is working for Holston Village.
- **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!

Public Comments

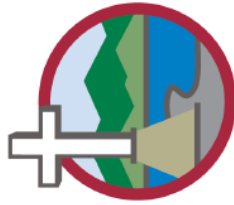
- Lake Draw down this year will be for the Lake Cleanup in March and to check the Tuberville Bridge for Helene Damage. Still working on permit for dredging
- Padlock on gate at dam.
- A young biker on a e-bike. Junior has talked to him and security is aware and watching for him. The Assembly is looking at renewing the bike markings and at different bike rules.
- Ken talks to Sean Shure who owns the Colonial on a monthly basis. Still trying to figure out what he is doing to the building.

Susie Crites made motion David Hanson second adjourned at 4:30 pm.

Respectfully submitted, Pam James, Recording Secretary

JACC

February 2026

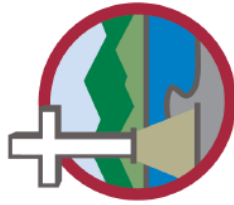


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Agenda

- 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)

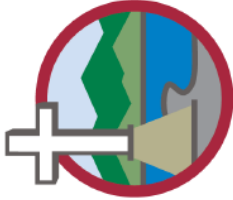


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Director's Report - Metrics

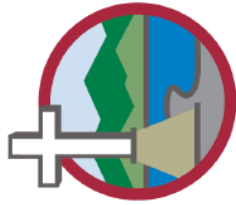
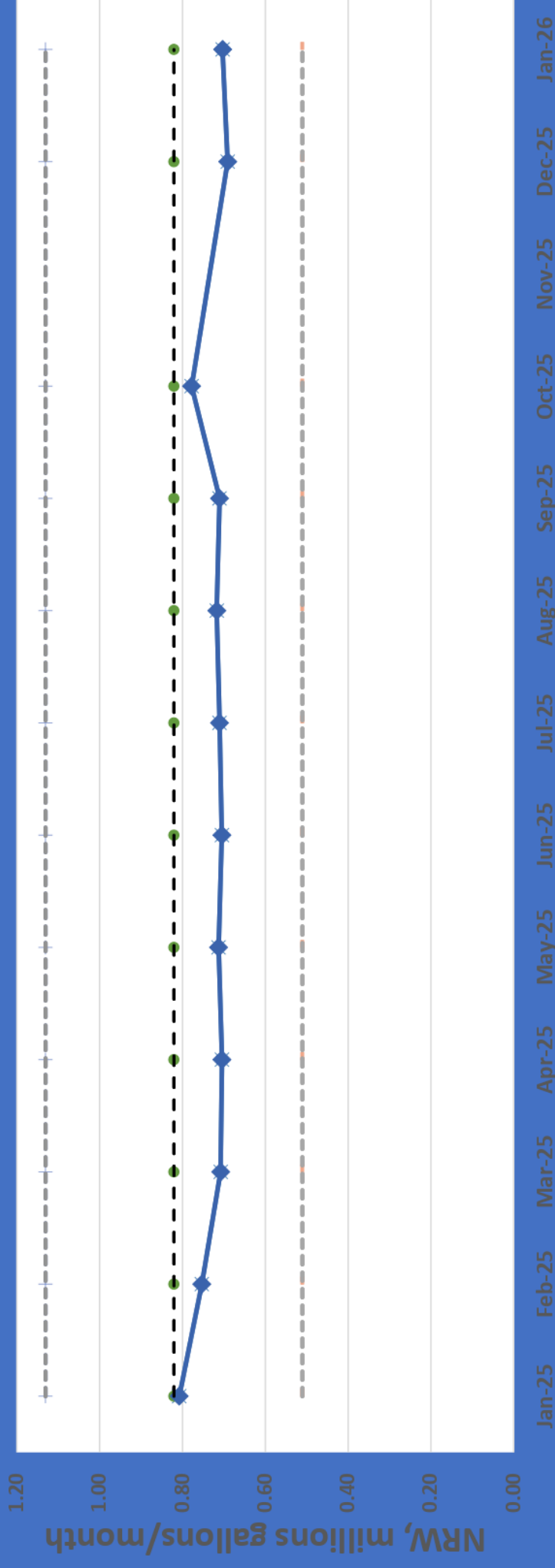
Assembly Public Works Director's Report - Metrics					
Item	NOV 2025	Dec 2025	JAN 2026		
Service Charges	2025 SC bill	2025 SC bill	2025 SC bill	\$ Less than Prev M	# Accts/People Less
Total Amount Billed	\$1,302,324	\$1,302,324	\$1,378,270	\$436,326	276 acct (328less)
2026 Balance Owed	\$1,346,618	\$875,390	\$439,064	\$5,791	30 acct (4LESS)
2025-Balance Owed	\$56,669	\$34,524	\$28,733	\$540	11 accts(1 less)
2024 -Balance Owed	\$13,994	\$13,509	\$12,969	\$0	8 accts (0 less)
2023- Balance Owed	\$11,646	\$11,646	\$11,646	\$100	8 accts (0 less)
2022- Balance Owed	\$9,010	\$9,010	\$8,910	\$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	\$186,650	\$976,040	\$533,282		
Water/Sewer - Non-Revenue Wat				Quarterly Average	
Current Month				Cubic Feet	Gallons
-Volume in cu.ft.	106,428	80,977	106,394	97,933	732,539
-Cost of NRW	\$7,453	\$5,671	\$7,451		
12 Month Rolling Average					
Percentage of NRW-By Month	22.04%	16.21%	22.68%		
Average NRW in cu.ft.	94,537	92,361	94,684	93,861	702,078
-Yearly Cost of NRW	\$85,146	\$90,817	\$7,451		
Security				Quarterly Average	
Incidents					
-Residential	9	21	7	12	
-Lake Assembly	5	3	4	4	
-Outside/Other	1	0	0	0	
Reports Typed	66	80	67	71	
Patrol Miles Driven	2,064	2,024	1,986	2,025	
Total House Checks	181	177	190		



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Water Loss Graphic



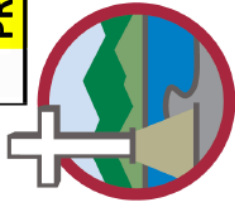
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Financial Update

January 2026

Water and Sewer Funds					
Operational Revenues			\$ 901,563	\$ 934,057	\$ 32,495
	Water		\$ 390,000	\$ 379,703	\$ (10,297)
	Sewer		\$ 502,908	\$ 519,365	\$ 16,457
	LJA reimbursement		\$ 8,655	\$ 9,001	\$ 346
	AIA Grant Reimbursements			\$ 25,987	\$ 25,987
Operational Expenses			\$ 769,326	\$ 812,170	\$ (42,844)
	Operations		\$ 769,326	\$ 812,170	\$ (42,844)
	AIA Grant Expenditures				\$ -
Operational Cash Flow Balance			\$ 132,237	\$ 121,887	\$ (10,349)
	Net Reserves Beginning Balance			\$ 302,228	
	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 2025		\$ -	\$ 94,458	
	CI Assessment Water			\$ 71,928	\$ 71,928
	CI Assessment Sewer			\$ 22,530	\$ 22,530
	PRELIMINARY Reserves Balance 12/30/2025			\$ 522,057	



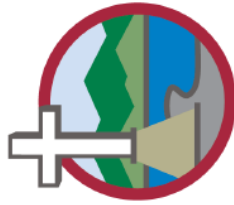
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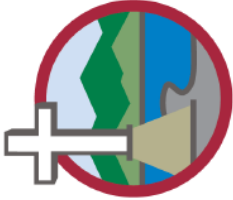
Other APW Funds	Budget	Actual	Variance
Revenues	\$ 1,229,129	\$ 1,253,514	\$ 24,385
Bulk Green Waste	\$ 4,532	\$ 4,532	\$ -
Solid Waste	\$ 148,500	\$ 149,151	\$ 651
Service Fees	\$ 1,076,097	\$ 1,099,831	\$ 23,734
Expenses	\$ 1,066,147	\$ 1,095,240	\$ (29,093)
Solid Waste	\$ 183,296	\$ 159,803	\$ 23,493
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)
Net Reserves Beginning Balance		\$ 405,749	
Capital Expenses 2025		\$ 300,800	
		\$ 263,223.55	



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Utility Capital Improvement Plan 2026-2036				
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Fire Hydrant	\$131,300	\$131,300	0	
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Leaf Machine				
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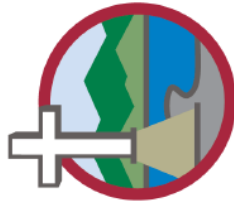
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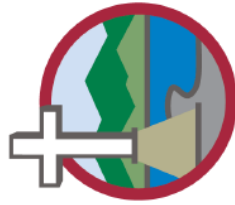


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- We had a fire Line blow out on Chapel drive

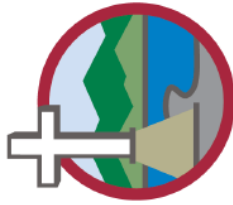


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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - Tentative Start Date: We have begun building the road entrance Curb & Gutter(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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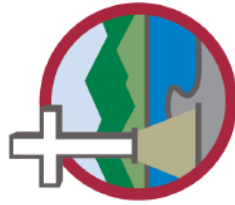
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