

Lake Junaluska Assembly Property Owners Organization, Inc.

In-person/Zoom General Meeting Minutes

Saturday, July 8, 2023

Present

Board Members: Cathy Bryant, Millsaps Dye, Susan Giles, Nan Huebner, George Kenney, Chuck Lipp, Gene Lipscomb, Jeff Mickle, Wilson Mixon, and Kelly Priegnitz.

Administration Members: Lake Junaluska Assembly Executive Director Ken Howle, Assembly Public Works Director Dave Nicholson, and Administrative Assistant Leisa McDonald.

Organization members in person and via Zoom.

Call to order

President Susan Giles called the meeting to order at 10:00 AM.

Prayer

Jeff Mickle offered the opening prayer.

Agenda and Instructions

Susan provided an overview of the meeting agenda and instructions regarding voting. She also previewed the forum on the dam, and summarized LJAPOO's history and current status.

Minutes

The minutes of the February 25, 2023 General Meeting were approved as posted on the [Public Works website](#).

Treasurer's Report

Interim Treasurer George Kenney reported that LJAPOO, Inc. has a balance of \$3812.74. The details are appended below.

Business

Trash can. Susan reported that the price of an additional trash can for the walking trail is just over \$750 and offered the board's motion that the purchase be approved. The motion was approved. One question arose: Are these trash cans bear-proof? Ken Howle answered that they are not, but that the price of a bear-proof trash can is about three times that of the ones being used.

Oil and Gas. Ted Maziejka will no longer direct the Oil Cartel/Propane Co-op. The board will provide services as liaison. Susan noted that only LJAPOO members are eligible to be members of the Cartel/Co-op. She requested that anyone who knows someone who is not an LJAPOO member but is in the Cartel/Coop should suggest that the person join LJAPOO.

Officers. Nominations Coordinator Lewis Poag offered a slate of nominations for officers: Susan Slye Giles, President; Julie Bruijn, Secretary; George Kenney, Treasurer; and Matthew Burton and David Lawson as members of the Board.

No nominations were offered from the floor, and the slate was approved by acclamation.

Assembly and Public Works Report

LJA Executive Director Ken Howle and APW Director Dave Nicholson provided a report on Assembly operations and concerns.

- Ken began with an overview of the report and with an update regarding governance.
- Currently, about 70% of Lake Junaluska Board of Trustees members (the list is appended below) are property owners at Lake Junaluska.
- He introduced the Executive Team: Mike Huber, General Manager and Chief Operating Officer; Sindy Crenshaw, Director of Finance and Administration; and Rev. Rebecca Mathis, Director of Advancement. He also commended Administrative Assistant Leisa McDonald.
- He requested that members “save to date” for a drop-in appreciation for Dave Nicholson, who is retiring after serving four years as APW Director, in the Gaines Auditorium at 10:00 a.m. on August 10, 2023.

Dave provided a financial update, reported a resolved water loss issue, and reviewed current issues.

- APW’s water and sewer funds had a Net Reserves Beginning Balance of \$196,822 and a Projected Reserves Balance of \$339,137. Capital expenses are expected to increase as materials become available. Other APW funds had a Net Reserves Beginning Balance of \$562,107 and a Projected Reserves Balance of \$404,842.
- APW located and repaired a leaking pipe that appears to have broken in early 2022 and was responsible for cumulative water loss of about 1,000,000 gallons. After the repair, April water loss was below the average loss for the period May, 2020 - January, 2022.
- Current issues included:
 - Water leak repairs on Chapel Drive, Memory Lane, behind Apartment A/B, and on Oxford Road
 - Upcoming water and sewage rate increases on water from the Town of Waynesville of 7% and 10% respectively. These will be passed on once increased rates are approved. APW will ask for regulatory approval to recoup the costs incurred between the time the Waynesville charges increase and the time the APW rates increase.
 - Pavement has been patched in several areas. Please call APW to report potholes.
 - Speed detection signs on South Lakeshore are not functioning property. Repairs are expected by the end of July.
- Between April 2022 and April 2023, street lighting usage has dropped by about 8.5%, due to replacement of 15 legacy lights with LED lights. APW continues to replace legacy lights with LED lights as the legacy lights fail.

- The 2023 Paving Plan includes three completed projects: paving on Branscomb Drive (to repair effects of a rain event), North Lakeshore, and Shackford Hall. Two utility related projects are planned, on Holston Village Road and Kilgore Road. Stuart Circle, Charles Wesley Road, and Weldon Way are to be paved.
- The Utility Capital Improvement plan calls for continuing the meter replacement program, water line replacement on Holston Village Road and White Dogwood replacement of the reservoir roof membrane, sewer line replacements on Kilgore-County Road and North Lakeshore Drive, fire hydrant and valve replacements, and a water system/reservoir study. The estimated total expenditures is \$472,000.
- North Carolina Department of Transportation projects will affect Lake Junaluska.
 - The main entrance will have traffic lights and a pedestrian crossing. The tentative start date is early 2024. NCDOT will cover all costs.
 - Two more crosswalks with pedestrian-activated traffic lights will be installed, so that residents will have three relatively safe places to cross Dellwood.
 - The bridge replacement project has been scaled back. Now the expected closure of Highway 19 Eastbound is for 1 month in 2025.
- A yearling bear has been sighted a number of times. On the “Living in Bear County slide, Dave posted the following advice:
 - **Be alert...**when you step outside.
 - **Make noise...**from a safe distance!
 - **Secure bear attractants** such as:
 - Garbage cans
 - Birdfeeders
 - Bears are more active after dark.
 - Walk with someone
 - Last resort...carry bear spray and know how to use it.
 - Call Security, if needed, at 828-734-5575

Dave responded to questions and concerns from property owners.

- County Road is to be repaved. County Road is a state road and APW is not responsible for its maintenance.
- Regarding large potholes on County Road, APW will report the issue.
- Regarding dangling cable wire, 36 email messages have reported occurrences. Both AT&T and Spectrum have looked at the situation, and repairs are expected.
- Might the low-hanging wires on Chapel Drive be addressed? The cost of moving the lines underground would be tens of thousands of dollars that someone would have to pay. Because this would likely involve Duke, AT&T, and Spectrum we don't know the cost exactly. In order to get a cost estimate to bury or move AT&T lines we would have to pay a fee for the estimate. The lines have been moved higher and across the road,

which may or may not have improved the view.

- Reconfiguring Chapel Drive is underway.

Ken listed virtual and physical sites to go for information.

- lakejunaluska.com
- Lakejunaluska.com/calendar
- lakejunaluskacommunity.com
- Minutes from Junaluska Assembly Community Council
- *Lake Views and News* Articles
- ncuc.gov
- Assembly Public Works Office
- Bethea Welcome Center
- The Terrace
- Lambuth Inn
- Lake Junaluska Gifts and Grounds
- [The Junaluska Weekly](#)

Ken also recommended visiting <https://lakejunaluska.com/vision> for statements of LJA's mission, vision, values, and strategic vision. The site also contains a link to a list of the members of the Board of Trustees.

Next, Ken provided a financial review for the Conference Center, noting that LJA is one organization with two budgets (Public Works, and Conference Center/Administration).

- Lodging revenue is above 2019 levels, year to date, by about 18%. Against this, costs are also higher, by about 10%.
- Annual funds giving, year to date, is \$258,281, up from \$241,847 for the same period in 2022. For the same two periods, the number of donors has increased from 847 to 901. Over half of the donors are not homeowners.

Three task forces are active.

- The members of the Archives Task Force are Susan Slye Giles (Chairperson), A.V. Huff, Bishop McCleskey, Marie Metcalf, Elmer Priegnitz, and Haidee Wilson. This task force has addressed issues regarding the maintenance of Lake Junaluska archives. The archives are now located in the Kern Building. Nancy Watkins has assisted the task force.
- The members of the Preservation of the Lake Junaluska Dam Task Force are Chuck Lipp – (Chairperson), Richard Buell, Nancy Hood, George Kenney, and John Johnson. Chuck will report on the task force's activities in the community forum that follows the general meeting.
- Currently the members of the Volunteer Engagement Task Force are Jan Lemasters and Vic Dingus. Nominations of additional members are welcome.
- In the property update Ken reported that the budget levels are these: Maintenance Budget = \$643,819, Grounds Budget = \$339,428, and Conference Center Facilities and

Common Area - Capital Improvements > \$750,000. The major projects are:

- Dredging and Dam
 - Colonial Inn
 - Warren Center
 - Stuart Auditorium
 - Upcoming : 423 County Road, Preservation of the Lake Junaluska Cross, and Mini-Golf renovation
- Dredging operations will involve drawing down the lake in 2024 but probably not for as long as in 2023.
 - Repairs to the dam is the topic of the community forum. See below.
 - Colonial Inn has been sold. The facade will remain. The interior will be reconfigured to offer six apartments. Chapel Road will be slightly reconfigured to accommodate parking.
 - The Warren Center, the Reynolds Building, and the Suzanna Wesley Garden are being renovated. A walking path through the garden is near completion. Ken acknowledged the value of Steve Coffey's guidance in the project.
 - The Stuart Auditorium now has an improved LED screen, and repairs to the back wall have been completed.

Three significant projects are upcoming.

- Four acres of property at 423 County Road are to be purchased. The aim is to repair damages done in a failed condominium development.
- Efforts to preserve and enhance the cross area will follow a plan developed by Rose Texley. Donations are requested for this project; \$50,000 has been donated.
- A multigenerational miniature golf course will replace the current course. The course, designed by Gary Keckley, will have a "Lake Junaluska" theme. The estimated cost is \$300,000; \$200,000 has been donated.

Adjournment

The meeting was adjourned at 11:23 AM.

Community Forum Minutes

Chuck Lipp moderated the Community Forum. He prefaced his report with a reference to Aspiration # 1: To preserve and enhance the lake and grounds so that more people will recognize the natural beauty of God's creation.

He reviewed the physical characteristics of the dam and reported that it is a "high-hazard" dam. That is, its failure would threaten life and property downstream. The dam has consistently been rated as "Satisfactory" by the The North Carolina Dam Safety Program. Recently, this rating fell to "Less than Satisfactory," but the downgrade may be due to a misunderstanding and is being reviewed.

Chuck expressed the task force's appreciation to Nancy Watkins for providing access to the archives. The archives provided valuable insights into pertinent issues.

- Six major repair projects have been undertaken in the 110 years of the dam's existence.
- The dam's buttresses are attached to bedrock.
- The dam consists of a concrete dam that is stable (not shifting) and is stronger than when it was built. Also, the earthen dam is stable. It may have a concrete core. If so, this bodes well for its integrity.
- Some work will be required on the spillway. At some point, it may be necessary to increase the spillway capacity, given the nature of the watershed and the prospects of having to prepare for "once per 1000 year" rainfall events. This would be expensive, and the task force is examining financial options.
- Major capital expenses over the next five years will be \$100,000 per year. The current allocation is \$25,000 per year. Long term expenses will be in the range \$5 - \$15 million.
- 90% of the funding for the most recent (2004) major repair came from the Southeastern Jurisdiction of the UMC, with 10% coming from the state of North Carolina. Funding from the Southeastern Jurisdiction in the future is unlikely.

The next step of the task force is to learn more about three similar dams, gaining both technical and financial information. By the end of the year, the task force expects to recommend a strategy for maintaining the dam.

The following questions arose.

- Does the lake provide flood control services? Currently, the volume change is not sufficient to serve this purpose. Once, the level was dropped by 2 - 3 in anticipation of a rain event.
- Could the Federal Emergency Management Agency (FEMA) be a funding source? FEMA support is limited to dams of lower quality. FEMA pays 60%, so funding for 40% would have to be found.
- Do we have insurance against liability? Ken Howle provided the reply: Yes, but it might not be adequate. Haywood County has allowed downstream development that could increase the liability, and the county might share some of any burden. This consideration could provide a basis for gaining state funding for the endowment. Even so, Lake Junaluska must find funds.

The observation was made that lake monitoring instrumentation is in place. This instrumentation will help guide both management and planning.

The forum was adjourned at 12:23 AM.

Appendix: Financial Report and Board of Trustees Membership List

LJAPOO, Inc. Financial Report

Membership Households	142
Revenue	
Membership Dues	\$2,885.00
Donations Individuals	\$390.00
Total 2023 (June 20)	\$3,275.00
Expenses	
Checks	\$53.71
LJA Coffee for Lake clean up	\$50.00
LJA Meeting Space 2-25-2023	\$93.75
Donation for Doggie Bags	\$600.00
Reimburse C Lipp 990-N	\$54.99
LJA Mailing May Letter	\$96.49
Total Expense	\$948.94
Ending Balance (June 20, 2023) Wells Fargo	\$3,812.74

Board of Trustees

- John Scott
- Ed LaFontaine
- Robert Taft
- Melvin Spain
- Jan Lemasters
- Bishop Wallace-Padgett
- Amy Bradley
- Chuck Lipp
- Anne Warren
- Gina Campbell
- Jody Lipscomb
- Camilla Taft Hicks
- Bishop Carter
- Bill Musgrave
- Bishop Holston
- Pam Carter
- David Proctor
- Lisa Stockton Howell
- Ryan Church
- D'Andre Ash
- Frances Jones
- Anne Fitzgerald
- Mickey Rainwater
- JaCynthia Bailey
- Susan Slye Giles