

Nominations Coordinator - Susan explained to everyone that prior to the election of New Officers and Board Members at the Annual meeting in July, a Nominations Coordinator must be elected at the February meeting. This person would be responsible to present a slate of officer and board member nominees for voting at the July, 2024 meeting. (LJAPOO Constitution, Article VII Section I Elections) She has received a nomination for Leigh Kammerer and asked for any additional nominations from the floor. No other nominations were presented and vote on Leigh Kammerer for Nominations Coordinator was taken with all voting members present in favor of the nomination.

Oil and Gas: Susan again noted that only dues paying LJAPOO members are eligible for discounts negotiated for fuel from the Cartel/Co-op and that a sheet requesting information on participants is available at both doors today to note participation. She requested that someone from this Property Ownership benefit step-up as the Liaison for this the cartel / Coop going forward. If you are interested or know someone who might fill this role- please contact Susan Giles.

Lake Junaluska Dam Update: Susan introduced Chuck Lipp LJAPOO Board Member and elected member of Junlauska Assembly Community Council (JACC) He also heads the Task Force for the Dam.

Chuck Lipp opened his report with a reference to the Lake Junaluska Aspirations, Goals & Objectives with:

Aspiration # 1 : To preserve and enhance the lake and grounds so that more people will recognize the natural beauty of God's creation.

He went on to provided an overview on the physical characteristics of the dam showing associated pictures and reported that it is considered a "High-Hazard" Dam. (meaning that its failure would threaten life and property downstream).

The dam has consistently been rated as "Satisfactory" by the The North Carolina Dam Safety Program until recently when this rating fell to "Less than Satisfactory,"

Chuck expressed the following points that need to be considered for continued preservation and maintenance of the Dam into the future.

- Watershed for the water flowing into the lake is large - 65 SQ miles
- The dam consists of two parts:
 1. A concrete dam that is stable (not shifting) and is stronger than when it was built.
 2. An earthen dam (in the area of the Condos) is also stable. It may have a concrete core. A search through archives is trying to answer this question If so, this bodes well for its integrity.
- The dam's buttresses are attached to bedrock and have been reinforced / updated.
- 3 concrete gates control water flow from the lake separate from the spillway. At present a large tree is lodged in one of the gates preventing its closure
- Work will be required on the spillway. It might 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.
 - Historically, 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.
 - Going into the future, new options for funding need to be explored - contributions and charitable giving are among them.

Assembly and Public Works Report

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

- Ken began with an overview of the report and with an update on governance.
- 70% of Lake Junaluska Board of Trustees members are property owners at Lake Junaluska.
- He introduced the current Executive Team:
 - Mike Huber, General Manager and Chief Operating Officer;
 - Sendy Crenshaw, Director of Finance and Administration; and
 - Rev. Rebecca Mathis, Director of Advancement.
- He also commended his Administrative Assistant - Leisa McDonald.

APW Director Junior Woody 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 Preliminary Reserves Balance of \$267,932. 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 \$488,301.
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- Current issues included:
 - Water leak repairs: Major water leak on County Road with 6 analog meters replaced last month.
 - Sewer / Drainage repairs: Waynesville utilities repairs to Access road hopefully fixed this time.
 - Installing new services: Chapel Drive, Sequoia Drive & Hagood Road
 - Meter & Tap Fee Costs: New tap fees for sewer & water have been proposed to NCUC for approval. Water meter Change-Out fees also being proposed for approval. A piping inventory for Lead Survey will be in the March water bill.
 - Lake Level / Dam: Sediment removal completed with 775 truck loads removed.
 - General maintenance on dam and rebuilding of coffer dam will be continued during draw down.
- 2024 Paving Plan - Holston Village Road (utility related) Kilgore Road (utility related) Charles Wesley Road. Chapel Drive, Hagood and Sequoia will be patched in the spring.

- 2024 Guardrail Projects
 - South Lakeshore (East Gate to 1525 SLD at approx 871')
 - South Lakeshore South side of Dam approx 236'
- NCDOT Projects
 - Main Entrance Traffic Light - pedestrian crossing (tentative start Nov 2024)
 - Pedestrian Crossing - Golf Course & Holston Village Roads (tentative start Nov 2024)
 - NCDOT Bridge Replacement contract has been awarded with an anticipated 4 year plan
- Call us if you need us :
 - Office: [828-452-5911](tel:828-452-5911)
 - Security: [828-734-5575](tel:828-734-5575)
 - Public Works on-call: Please call security
 - www.lakejunaluskacommunity.com

Ken listed virtual and physical sites to go for information.

Assembly:

- lakejunaluska.com
- lakejunaluska.com/drawdown
- Lakejunaluska.com/calendar

Ken also recommended visiting <https://lakejunaluska.com/vision> for statements of Lake Junaluska Assembly Mission, Vision, Values, and Strategic Vision. The site also contains a link to a list of the members of the Board of Trustees.

Public Works and Community

- lakejunaluskacommunity.com
- Information on LJAPOO, JACC and the Junaluskans
- Minutes from LJAPOO and JACC (Junaluska Assembly Community Council)
- Lake Views and News Articles
- Sign-up for Text Alerts from Public Works
- ncuc.gov

Other Locations for Information

- Assembly Public Works Office
- Bethea Welcome Center
- The Terrace
- Lambuth Inn
- Lake Junaluska Gifts and Grounds
- The Junaluska Weekly

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

- Lodging revenue was above 2019 levels, for 2023.
- Charitable Giving:
 - Annual funds giving 2023 was \$599,128 and Overall Giving \$2,043,034
 - Charitable Giving donors were up in 2023 were 1,558 vs 2022 at 1,508
- Property update report shows budget of:

- Maintenance Budget = \$663,159,
- Grounds Budget = \$396,639 and Conference Center Facilities
- Common Area - Capital Improvements > \$750,000
- Total \$1,809,798
 - Capital Giving Priorities are:
 - Preserving the Lake and Dam
 - Rostering Sacred Spaces
 - Straightening Recreation Ministry
 - Building Youth and Family Housing
- Ken also provided updates on:
 - Lakeside Kiosks
 - Stuart Auditorium
 - Warren Center
 - Asbury Walking Trail and Lakeside Pathways
 - Rose GardenThe Cross
 - Mini-golf and tennis / pickle ball court

Everyone was reminded to mark their calendars February 24th Lake Junaluska Clean-Up

Adjournment: The Meeting was adjourned at 11:32am.

Respectfully Submitted: Julie Bruijn, LJAPOO Secretary