

Junaluska Assembly Community Council Meeting Minutes

April 8, 2025

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

In attendance: David Hanson, Hardy Tippet, Suzanne Crites, Frank Dunnewind, Grace Gattis, Randy Carlson

Staff: Carroll Woody, Pam James

Call to order: David Hanson called the meeting to order at 4:00 pm.

Opening Prayer: Frank Dunnewind led the opening prayer.

Approval of Agenda: Frank Dunnewind made motion Randy Carlson second

Approval of Minutes: Frank Dunnewind made the motion Suzanne Crites second. Approved March 2025 minutes by common consent.

Director's Report: Carroll Woody Jr

Resolution

Resolution in Support of Sediment Expansion Randy Carlson made motion Frank Dunnewind second. Approved by common consent and signed by board members.

Current Topics

- Fire Hydrant serviced on Wells Rd
- leaf pick up will continue until Friday
- Continue to clean out lake booms as needed & replace other boom
- North Lakeshore sewer main flushed out again
- Please remember while on the grounds to secure your vehicles
- Pictures of sewer repairs on County Rd
-

Update on Dam

- Wash out on the slope from the north side (placing large stone& new drainage)
- Rework or replacement of gates – Engineers to design plate and Valve replacement
- Spillway capacity control greater volumes of water – new study
- Ordered new fence for earthen dam on Southside of Bridge

Key metrics reviewed.

- **Service Charge** \$324,423. We continue to collect on past accounts.
- **Non-Revenue water percentage**- Gone down to 17.46%.
- **Meters** on Hand 32. Meters replaced 8. Meters to be replaced 24.
- **Security reviewed.** House checks are around 485.
- **Financial Update** reviewed for service charge. Reserve balance \$412,648.87.
- **Water / Sewer Financial**- We are at \$341,554 to the good.

Capital Improvement Plan 2024-2025

- Reservoir Tank repair Estimate \$222,762
- Backup power for water and sewer pump station
- Jetter Truck shared between water and sewer and streets drains.
- Fire Hydrants Estimate \$131,300
- Need New Service Truck and New Dump Truck

NC DOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - No Tentative Start Date: utility in May-possibly start 1st week of December
- **Pedestrian Crossings – Golf Course & Holston Village Roads**
 - No Tentative Start Date: Possibly in May
- **NCDOT Bridge Replacement Project -18% (Zachary construction)**
 - Jack & Boring for project nearly completed
 - Temp bridge working on piling for flyover
 - Russ Avenue progress exit 102-Main street (Buchanan Construction)
 - Monthly meeting throughout 4-year project

Community Discussion

- Put-put course is still being under construction
- County Rd clear a trail for walking.

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

Hardy Tippet second adjourned at 4:56 pm.

Respectfully submitted, Pam James, Recording Secretary

JACC
May 13, 2025



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Agenda

- **Public Works Director Report**
 - Update on Dam
 - Current Topics
 - APW Metrics
 - Water Loss (Graph)
 - APW Financial Summaries
 - Utility & Capital Improvement Plans (2025-2026)
 - NCDOT Project update (2025-2026)



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Update on Dam

- Wash out on the slope from the north side, but no structural damage
- Installing large stone on the North slope of the Bridge (in progress)
- Continue rework or replacement of gates – Engineers to design (still with Engineer)
- Spillway capacity control for greater volumes of water – new study



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Current Topics

- Civil Design Concepts will be doing a presentation either in August or September (Water Study)
- We will be conducting a Wastewater study, just like the water study (applying for a Grant)
- Applying for funding for the water improvements to the system
- We made a 2" water tap for the new pickleball and pool area
- We cleaned out a 4" sewer service at 140 Liberty Road & Kilgore Road
- We have sent a message out regarding Bear season



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Current Topics

- We will have a bridge closure on the 15th, 16th & 23rd of May due to the Fence on the Earthen Dam & Large stump removal on Lambuth Drive
- Please remember that if you need any kind of Brush pick-up or bulk material, call the Public Works office and get a work order



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2 " Water Tap



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2" Service Connection



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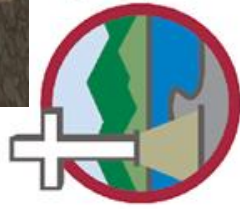
Backfill (Pipe)



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2" Meter Setter



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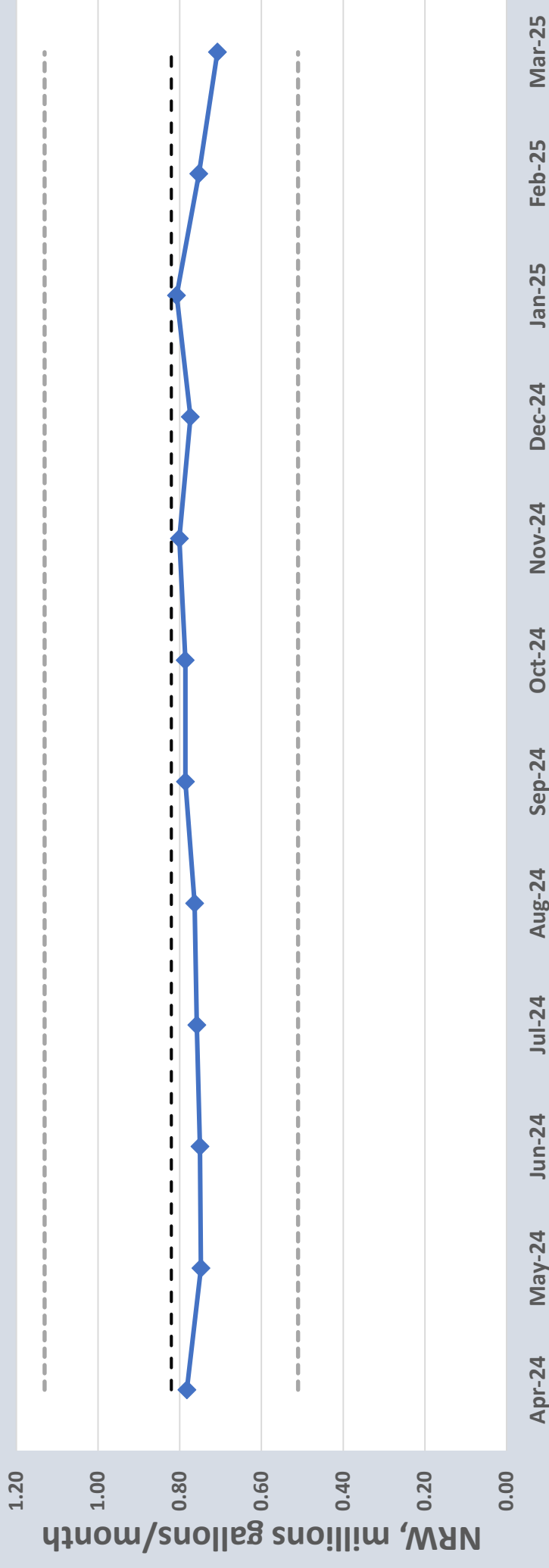
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Director's Report - Metrics

Assembly Public Works Director's Report - Metrics								
Item	Feb 2025	Mar 2025	April 2025					
Service Charges	2025 SC bill	2025 SC bill	2025 SC bill					
Total Amount Billed	\$1,302,324	\$1,302,324	\$1,302,324					
2025 Balance Owed	\$293,440	\$245,897	\$116,598					
2024-Balance Owed	\$21,563	\$21,063	\$20,335					
2023 -Balance Owed	\$14,850	\$14,775	\$14,675					
2022- Balance Owed	\$9,820	\$9,820	\$9,820					
2021- Balance Owed	\$5,166	\$5,166	\$5,166					
2020- Balance Owed	\$6,100	\$6,100	\$6,100					
2019-2013 Balance Owed	\$21,602	\$21,602	\$21,602					
Total in Collections	\$372,541	\$324,423	\$313,504					
Water/Sewer - Non-Revenue Wat								
Current Month								
-Volume in cu.ft.	73,715	83,113	99,144					
-Cost of NRW	\$5,162	\$5,820	\$6,943					
12 Month Rolling Average								
Percentage of NRW-By Month	15.81%	17.46%	17.68%					
-Average NRW in cu.ft.	85,872	100,699	94,638					
-Yearly Cost of NRW	\$10,661	\$29,683	\$36,625					
** Meters on Hand-40	Mtrs placed-0	Mtrs placed-8	Mtrs Placed-6					
Security								
Incidents								
-Residential	14	13	11					
-Lake Assembly	3	10	7					
-Outside/Other	2	1	1					
Reports Typed	75	70	119					
Patrol Miles Driven	4,893	3,844	4,074					
Total House Checks	331	485	210					

Water Loss Graphic

Monthly NRW LJA APW, million gallons



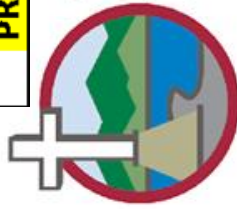
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Financial Update

April 2025

		Budget	Actual	Variance
Water and Sewer Funds				
Operational Revenues		\$ 1,010,051	\$ 993,641	\$ (16,410)
	Water	\$ 393,926	\$ 390,721	\$ (3,204)
	Sewer	\$ 607,471	\$ 499,706	\$ (107,765)
	LJA reimbursement	\$ 8,655	\$ 8,655	\$ -
	AIA Grant Reimbursements		\$ 94,559	\$ 94,559
Operational Expenses		\$ 731,778	\$ 889,249	\$ (157,471)
	Operations	\$ 731,778	\$ 777,319	\$ (45,541)
	AIA Grant Expenditures		\$ 111,929	\$ (111,929)
Operational Cash Flow Balance		\$ 278,273	\$ 104,392	\$ (173,881)
Reserves Balance 12/31/2024	Net Reserves Beginning Balance		\$ 222,790	
	Capital Assessments	\$ 190,004	\$ 190,111	\$ 107
	CI Assessment Water	\$ 95,629	\$ 95,235	\$ (393)
	CI Assessment Sewer	\$ 94,375	\$ 94,876	\$ 500
	Capital Expenses 2024	\$ 207,277	\$ 175,739	
	CI Assessment Water	\$ 104,322	\$ 83,056	\$ (21,266)
	CI Assessment Sewer	\$ 102,955	\$ 92,683	\$ (10,272)
PRELIMINARY Reserves Balance 03/31/2025			\$ 341,554	



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Financial Update

April 2025

Service charges & Construction fees		Budget	Actual	Variance
Revenues		\$ 1,124,218	\$ 1,143,689	\$ 19,471
	Bulk Green Waste	\$ 3,109	\$ 3,109	\$ 0
	Solid Waste	\$ 136,224	\$ 136,833	\$ 609
	Service Fees	\$ 984,885	\$ 1,003,747	\$ 18,862
Expenses		\$ 905,710	\$ 897,098	\$ 8,612
	Solid Waste	\$ 136,224	\$ 153,751	\$ (17,527)
	Bulk Green Waste	\$ 134,799	\$ 144,469	\$ (9,670)
	Streets	\$ 177,483	\$ 159,362	\$ 18,121
	Administration	\$ 184,024	\$ 184,501	\$ (476)
	Security	\$ 273,179	\$ 255,016	\$ 18,163
Operations Balance		\$ 218,508	\$ 246,591	\$ 28,083
PRELIMINARY	Net Reserves Beginning Balance		\$ 481,495	
	Capital Expenses 2025		\$ 315,437	
			\$ 412,648.87	



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Utility 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	\$1875.00 monthly			
2025-2026 Projects in Phases				
South Lakeshore Drive (water line/valves)				
County Road (waterline/ valves)				
Liberty, Kammerer & Kilgore (Water line / valves)				
Hickory Hill (waterline/valves)				
Service Truck & Dump Truck 2026				
Total	\$355937			



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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - Tentative Start Date: utilities this month, Tentative start the 1st week of December
- **Pedestrian Crossings – Golf Course & Holston Village Roads**
 - Tentative Start Date: Tentative this month
- **NCDOT Bridge Replacement Project -28% (Zachary construction)**
 - Temp bridge near complete and working on piling & walls for flyover closure. Ramp closure to continue flyover bridge and temporary lane work on US 74 (June 9th – June 19th)
 - Russ Avenue progress exit 102- Main street (Buchanan Construction)
 - Monthly meetings continue throughout the 4-year project



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Call us if you need us!

Office: 828-452-5911

Security: 828-734-5575

PW On-Call: Call Security

www.lakejunaluskacommunity.com



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