

# Junaluska Assembly Community Council Meeting Minutes

June 11, 2024

*Meeting held hybrid in Person at Gaines Meeting Room and via Zoom due to social-distancing observed.*

**In attendance:** David Hanson, Ed LaFontaine, Hardy Tippet, Randy Carlson, Gary Keckley, Grace Gattis

**Staff:** Carroll Woody, Pam James

**Call to order:** Ed LaFontaine called the meeting to order at 4:00 pm.

**Opening Prayer:** Ed LaFontaine led the opening prayer.

**Approval of Agenda:** Randy Carlson made motion Grace Gattis seconded. Approved June 2024 agenda by common consent.

**Approval of Minutes:** David Hanson made the motion Hardy Tippet second. Approved May 2024 minutes by common consent.

**Director's Report:** Carroll Woody Jr

- Key metrics reviewed. Service Charge \$26,000 collected with \$183,793 left to go. Can you split payment out from percentage and one's who owe. Continue to work on the older accounts to bring them up to date.
- Non-Revenue water percentage- Down to 14%. We have more revenue coming in which helped to bring the percentage down. Water graphic
- Meters on Hand 40. Meters replaced 9 Meters to replace 86.
- Security reviewed. House checks are around 252 less checks than last month. Fewer responses needed from security this month.
- Financial Update reviewed for service charge. Reserve balance \$560,779. Will show some paving expense as we are wrapping up paving until the fall.
- Water / Sewer Financial- We are doing better we are down from \$20,000 to \$14,000. Have spent some money on fixing water leak repairs. And we have in reserve \$219,589.

**Current Topics:** reviewed.

- Water leak repairs on Atkins Loop water main 20' of 2 inch galvanized pipe. Jetted sewer lines on County, S Lakeshore, Wells and Kilgore.
- TriVista Lift Station Complete
- Waynesville Fire department flushed and tested fire hydrants Greased fittings
- Sewer Access Rd Waynesville is looking at repairing the line. No additional charges for Lake Junaluska
- Guardrails Cortan all metal continuous 975' \$58,000 (Happening in the fall after conferences)
- County Road-More patrol from Sherriff's Department and a temporary lighted speed sign will also be used when they get it fixed. The noise ordinance on the cars security trys to get with cars and talk to them. No citations are written.
- Waterfall is now working on Asbury Trail
- Week of June 26<sup>th</sup> divers will be working at the dam measuring for trash racks. Can this work be done when the lake is full, yes in talks with gentleman out of Oklahoma that does this work.
- Tap fees are approved and received from NCUC

**Paving Plan: Reviewed –2024**

- Kilgore-Utility related
- Holston Village-Utility related
- N Lakeshore at the entrance and also in the Dale Dr area. (Fall)

**Capital Improvement Plan 2024:** Could change upon CDC findings or emergent needs arising.

- Chapel Drive Like to clean the shoulders and reseeding. Chapel Drive did a little more paving than planned but we did add more parking spaces for everyone residence and conference center use. This is upon talking with several of the residence in that area. **Completed**
- Service Line Replacement (Oxford) Emergent cannot get part going to cut and put in pipe
- Meter Replacement Program 771 completed with 86 to be replaced. Hope to be completed mid 2025 Takes 15 minutes- to couple hours depends on if there are issues.
- Reservoir roof membrane replacement and pump replacement
- Sewer mainline replacement J B Ivey need quotes
- AIA Grant- in Process with Civil Design Concepts working on water lines outside the pump station.

**Capital Improvement Plan 2025** Could Change due to funding and emergent needs.

- Meter Replacement Program
- Holston Village Rd water line replacement
- North Lakeshore Dr (water line/valves, sewer line)
- Kilgore-County (sewer line)
- White Dogwood (water line replacement)
- Fire Hydrant & Valve Replacement as needed. Fire hydrant and lines are our responsibility. Waynesville does the testing and marks the fire hydrants.

**NCDOT bridge replacement:** Junior is attending the monthly meetings. Road closure for barricades. Tomorrow night. Work at this exit will happen in phases. Looking at shutting down in 6 to 8 months this area 30 days or less. Detour to route everyone to Russ Avenue.

**NCDOT Main Entrance Traffic Lights-Pedestrian** No changes on the status at this time. Est. Nov. 2024  
**Pedestrian Crossings** at Golf Course & Holston Village Roads. Est. Nov. 2024

**NC DOT Russ Avenue** Work has begun.

**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!

**Comments:**

NC Wildlife bands the geese.

The swan Ava is back.

**Ed would like to Thank everyone for the help with the Junalusks Flea Market. Thank you for donations and all the hard work. Randy and everyone Thanks Ed and Judy for their hard work.**

Need signs no fishing on Dam Bridge and the rose walk.

Warren Center is ready to be booked have a couple of things coming up. Will give tours and community use as can be.

No meeting in July.

Elections ballots will go out on 6/12/2024.

**New Business:**

**Gary Keckley made motion Hardy Tippet second adjourned at 4:41 pm.**

Respectfully submitted, Pam James, Recording Secretary



# Junaluska Community Council

August 2024



*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*

# Agenda

- Opening Prayer
- Approval of Agenda
- Approval of Previous Minutes
- Public Works Director Report
  - APW Metrics
  - Water Loss
  - APW Financial Summary
  - Current Topics – Service Charges 2024
  - Utility & Capital Improvement Plans
  - Paving plans
  - NCDOT Project update
- New Business- Announcement of New members
- Open Forum – Items from community members or councilpersons.
- Adjournment



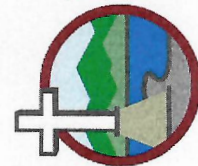
**Lake Junaluska**

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*

# Director's Report - Metrics

## Assembly Public Works Director's Report - Metrics

Item	April 2024	JUNE 2024	JULY 2024	\$ Less than Prev Mtr	# Accts/People Less
<b>Service Charges</b>					
Total Amount Billed	\$1,190,694	\$1,190,694	\$1,190,694		
2024 Balance Owed	\$210,434	\$154,342	\$128,056	\$26,286	94 peo (10 less)
2023- Balance Owed	\$25,531	\$21,056	\$20,194	\$862	19 (3 LESS)
2022- Balance Owed	\$11,306	\$10,856	\$9,820	\$1,036	10 accts (1 less)
2021- Balance Owed	\$5,190	\$5,190	\$5,190	\$0	6 accts (0 less)
2020- Balance Owed	\$6,100	\$6,100	\$6,100	\$0	6 accts (0 less)
2019- Balance Owed	\$5,709	\$5,709	\$5,709	\$0	5 accts (0 less)
2018-2013 Balance Owed	\$16,093	\$16,093	\$15,893	\$200	4 peo (0 less)
Total in Collections	\$280,364	\$253,323	\$190,963		
<b>Water/Sewer - Non-Revenue Water</b>				<b>Quarterly Average</b>	
Current Month				<b>Cubic Feet</b>	<b>Gallons</b>
- Volume in cu.ft.	171,871	94,326	100,455	122,217	914,186
- Cost of NRW	\$10,226	\$5,612	\$5,977	\$7,272	
12 Month Rolling Average					
Percentage of NRW-By Month	23.24%	14.46%	11.88%	16.53%	
-Average NRW in cu.ft.	104,598	99,902	101,244	101,915	762,322
-Yearly Cost of NRW	\$38,517	\$49,027	\$55,004	\$47,516	
** Meters on Hand-75	Mtrs placed-20	Mtrs placed-9	Mtrs Placed-14	Mtr to Repl 72	
<b>Security</b>				<b>Quarterly Average</b>	
Incidents					
- Residential	31	30	34	32	
- Lake Assembly	38	62	59	53	
- Outside/Other	0	0	2	1	
Reports Typed	8	7	19	11	
Patrol Miles Driven	3,754	3,486	3,692	3,644	
Total House Checks	280	252	310		



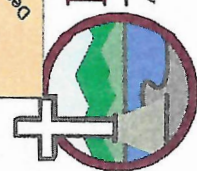
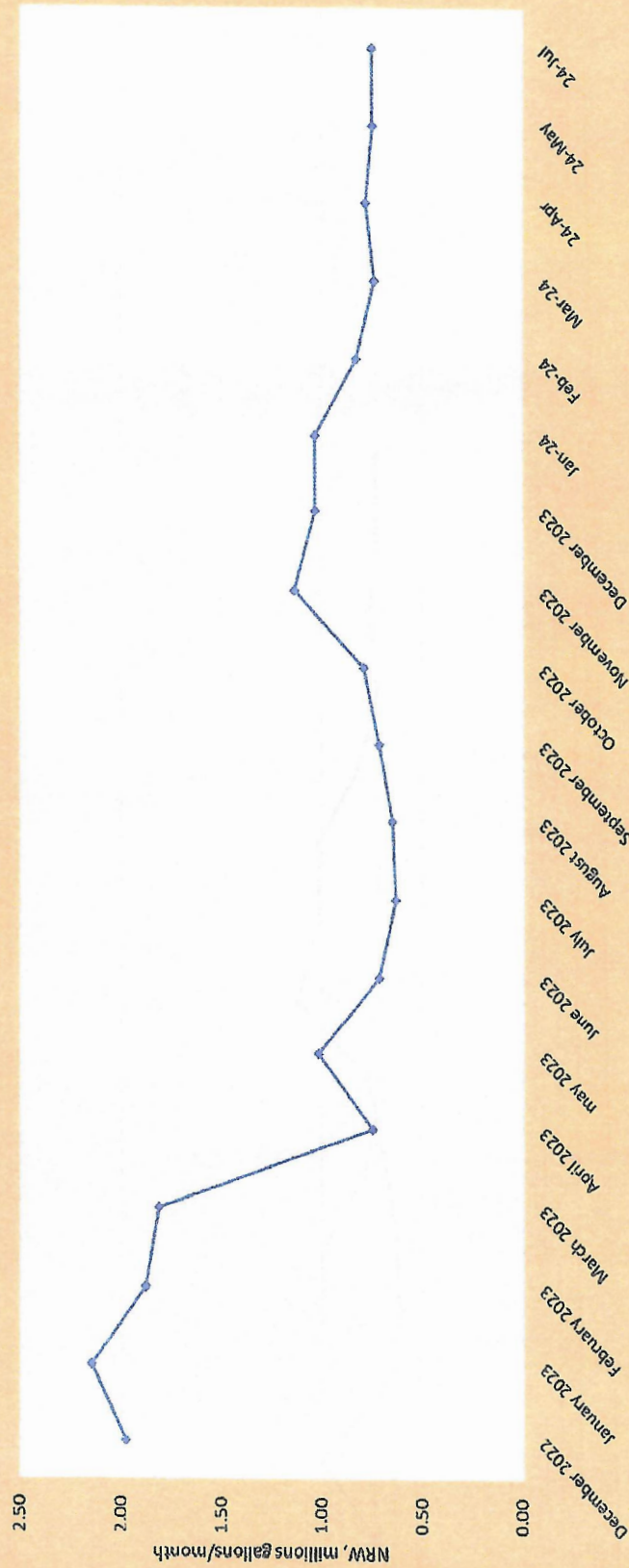
**Lake Junaluska**

A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.



# Water Loss Graphic

Monthly NRW LIA APW, million gallons



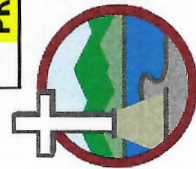
**Lake Junaluska**

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*

# Financial Update

August 2024

	Budget	Actual	Variance
<b>Water and Sewer Funds</b>			
<b>Operational Revenues</b>	<b>\$ 504,524</b>	<b>\$ 520,243</b>	<b>\$ 15,719</b>
Water	\$ 201,305	\$ 207,731	\$ 6,426
Sewer	\$ 298,498	\$ 250,276	\$ (48,223)
LJA reimbursement	\$ 4,721	\$ 4,721	\$ -
AIA Grant Reimbursements	\$	\$ 57,515	
<b>Operational Expenses</b>	<b>\$ 379,225</b>	<b>\$ 452,900</b>	<b>\$ (73,675)</b>
Operations	\$ 379,225	\$ 400,167	\$ (20,942)
AIA Grant Expenditures	\$	\$ 52,734	\$ (52,734)
<b>Operational Cash Flow Balance</b>	<b>\$ 125,299</b>	<b>\$ 67,342</b>	<b>\$ (57,957)</b>
<b>PRELIMINARY Reserves Balance 12/31/2023</b>			
<b>Net Reserves Beginning Balance</b>	<b>\$ 103,638</b>	<b>\$ 103,219</b>	<b>\$ (420)</b>
<b>Capital Assessments</b>			
CI Assessment Water	\$ 52,161	\$ 51,543	\$ (618)
CI Assessment Sewer	\$ 51,477	\$ 51,676	\$ 198
<b>Capital Expenses 2024</b>	<b>\$ 207,277</b>	<b>\$ 135,338</b>	
CI Assessment Water	\$ 104,322	\$ 52,939	
CI Assessment Sewer	\$ 102,955	\$ 82,399	
<b>PRELIMINARY Reserves Balance 06/30/2024</b>		<b>\$ 258,013</b>	
			<b>6/30/2024</b>



**Lake Junaluska**

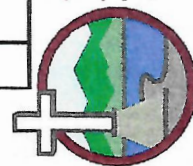
*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*



# Financial Update

August 2024

Other APW Funds	Budget	Actual	Variance
<b>Revenues</b>	<b>\$ 613,546</b>	<b>\$ 624,287</b>	<b>\$ 10,741</b>
Bulk Green Waste	\$ 1,696	\$ 1,696	\$ -
Solid Waste	\$ 74,304	\$ 74,636	\$ 332
Service Fees	\$ 537,546	\$ 547,955	\$ 10,409
<b>Expenses</b>	<b>\$ 499,809</b>	<b>\$ 484,692</b>	<b>\$ 15,117</b>
Solid Waste	\$ 74,304	\$ 84,676	\$ (10,372)
Bulk Green Waste	\$ 76,298	\$ 67,912	\$ 8,386
Streets	\$ 93,431	\$ 98,107	\$ (4,677)
Administration	\$ 102,858	\$ 107,295	\$ (4,437)
Security	\$ 152,919	\$ 126,702	\$ 26,217
<b>Operations Balance</b>	<b>\$ 113,737</b>	<b>\$ 139,595</b>	<b>\$ 25,858</b>
<b>PRELIMINARY</b>			
<b>Net Reserves Beginning Balance</b>	<b>\$</b>	<b>\$ 481,495</b>	
<b>Capital Expenses 2024</b>	<b>\$</b>	<b>\$ 184,840</b>	
		<b>\$ 436,249.63</b>	



**Lake Junaluska**

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*

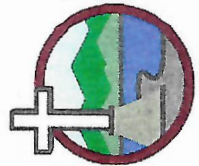
# Current Topics

- **Water & Sewer Repairs/Drainage:**
  - Fire Hydrant Flushing & testing completed
  - Oxford road & Oxford walk Mainline & 8 services renewals completed
  - 14 Water Meters installed
- **Road Patching & Repair**
  - Continually patching potholes and paving after utility repairs
- **Guardrails**
  - Cortan all metal – contiguous 975' \$90,000 (Fall of the year after conferences)
- **Service Charges**
  - Since 2020 we have not raised our service charges now @ .42 per 100
  - New Asphalt, Sidewalk, Security costs & Drainage Services & repair
  - Need for future operations:
- **Frequent Questions**
  - Land** – 1028 Properties 179 pins of Land with 47.85 acres that cover this area. Not all can be developed currently
  - There are 722 homes and 79 condominiums.



**Lake Junaluska**

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*



## Lake Junaluska

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*



# 5- Year Graph

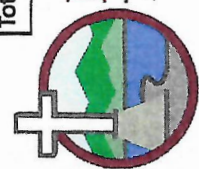


**Lake Junaluska**

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*

# Utility Capital Improvement Plan 2024

Project	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Water Meter replacements (779) complete 72 to finish	\$40,000	\$40,000	0
Reservoir roof membrane replacement & Pump replacement	\$22,000	\$22,000	0
Water Mainline & Services (Oxford) <b>Completed</b>	\$20,000	\$20,000	\$7,000
Service Line Rpl (Oxford) (8-21) <b>Emergent Requirement</b>	\$4,000	\$3,000	\$1,000
Sewer Mainline replacement for J.B. Ivey (acquiring quote)	0	0	0
Water System / Reservoir Study AIA GRANT (Underway) (NOT INCLUDED IN TOTAL)	\$150,000	\$150,000	0
<b>Totals</b>	<b>\$378,853</b>	<b>\$245,000</b>	<b>\$133,853</b>



**Lake Junaluska**

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*



## Capital Improvement Plan 2025

Project	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Atkins Loop	\$15,000		\$15,000
Holston Village Road (water line replacement)	\$55,000	\$25,000	\$30,000
Waterline Service replacements	0	0	0
North Lakeshore Drive (water line/valves, sewer line)	\$100,000	\$60,000	\$40,000
Kilgore-County Road (sewer line)	\$75,000	\$65,000	\$10,000
White Dogwood (Water line replacement)	\$50,000	\$40,000	\$10,000
Fire Hydrant & Valve Replacements	\$10,000	\$10,000	0
Service Truck	\$25,000		0
Dump Truck	\$75,000		
<b>Total</b>	<b>\$425,000</b>	<b>\$220,000</b>	<b>\$105,000</b>



**Lake Junaluska**

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*



## 2024-2025 Paving Plan

- Holston Village Road – Utility related
- Kilgore Road – Utility related
- N. Lakeshore Dr. repairs (Fall of the year)
- Branscomb -Completed
- Crum-Completed
- Atkins Loop



**Lake Junaluska**

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*



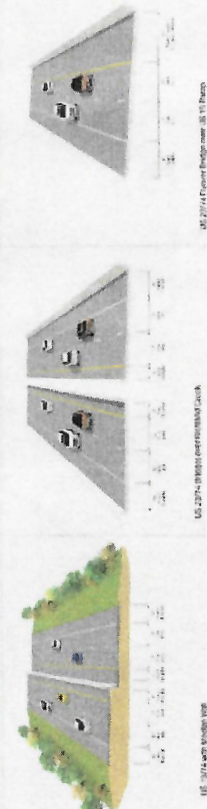
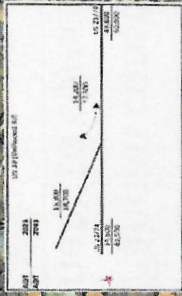
INCOMPLETE PLANS  
PRELIMINARY PLANS

**DESIGN PUBLIC HEARING MAP**  
**TIP PROJECT B-3186 (88332LFSD) / BRNH-023(32)**  
**TIP PROJECT B-5898 (46830LFSD) / BRSTP-009(49)**  
**HAYWOOD COUNTY**  
 REPLACEMENT OF BRIDGES 4895S AND 4105S  
 OVER RICHLAND CREEK ON US 274 AND  
 BRIDGE 4895S OVER US 1923 ON US 274  
**MARCH 2023**

**DESIGN DATA**  
 Functional Class - Freeway  
 Design Speed - 65 mph  
 Max Superelev. - 0.06  
 ADT 2023 - 48,600  
 ADT 2045 - 60,000  
**NC ONEMAP**  
 IMAGERY DATE MARCH 2019

**LEGEND**

[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	EXISTING BRIDGE
[Symbol]	EXISTING ROADWAY
[Symbol]	EXISTING UTILITY
[Symbol]	EXISTING STRUCTURE
[Symbol]	EXISTING LAND USE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING DRAINAGE
[Symbol]	EXISTING CURB
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING BIWAY
[Symbol]	EXISTING TRAIL
[Symbol]	EXISTING BIWAY
[Symbol]	EXISTING TRAIL
[Symbol]	EXISTING BIWAY
[Symbol]	EXISTING TRAIL



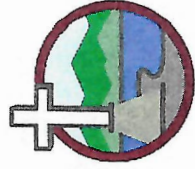
**DESIGN PUBLIC HEARING MAP**  
 TIP PROJECT B-3186 (88332LFSD) / BRNH-023(32)  
 TIP PROJECT B-5898 (46830LFSD) / BRSTP-009(49)  
**HAYWOOD COUNTY**  
 REPLACEMENT OF BRIDGES 4895S AND 4105S  
 OVER RICHLAND CREEK ON US 274 AND  
 BRIDGE 4895S OVER US 1923 ON US 274  
**MARCH 2023**

**DESIGN PUBLIC HEARING MAP**  
 TIP PROJECT B-3186 (88332LFSD) / BRNH-023(32)  
 TIP PROJECT B-5898 (46830LFSD) / BRSTP-009(49)  
**HAYWOOD COUNTY**  
 REPLACEMENT OF BRIDGES 4895S AND 4105S  
 OVER RICHLAND CREEK ON US 274 AND  
 BRIDGE 4895S OVER US 1923 ON US 274  
**MARCH 2023**



# NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
  - Tentative Start Date: Nov 2024 (Historical Architecture&Preservation survey)
- **Pedestrian Crossings- Golf Course & Holston Village Roads**
  - Tentative Start Date: Nov 2024
- **NCDOT Bridge Replacement Project (Zachary construction)**
  - Jack & Boring for project underway
  - Temp bridge to begin in August this year (Ramp Closure 6-8 months out)
  - Russ Avenue has started exit 102 –main street (Buchanan construction)
  - Monthly Meeting August 14th 2024 (Resident Engineer to come in Sept)



**Lake Junaluska**

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*



**A BIG THANK YOU !!!**



**Lake Junaluska**

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*

**Call us if you need us!**

**Office: 828-452-5911**

**Security: 828-734-5575**

**PW On-Call: Call Security**

[www.lakejunaluskacommunity.com](http://www.lakejunaluskacommunity.com)



**Lake Junaluska**

*A place of Christian hospitality where lives are transformed through renewal of soul, mind and body.*