

Junaluska Assembly Community Council Meeting Minutes

March 11, 2025

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

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

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: Susie Crites made motion Hardy Tippet second

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

Director's Report: Carroll Woody Jr

Water Infrastructure Plan 2025

- We are receiving the final report from CDC on our water system to begin our preliminary look at cost to upgrade the system.
- Consist of water storage tank, backup generators, waterline replacement for some main roads like South Lakeshore, County road, the line from pumps to storage tank
- Identified hydrant needs to meet fire code & repairs/replace
- Water mainline and flow needs for looping water system

Current Topics

- Fire Hydrant leak & replacement on S. Lakeshore
- leaf pick up is completed
- Continue to clean out lake booms as needed & replace other boom
- North Lakeshore sewer main
- Lock boxes for residents (\$10.00)
-

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** \$372,541. We continue to collect on past accounts. Residents have really paid early this year.
- **Non-Revenue water percentage**- Gone down to 15.81%.
- **Meters** on Hand 40. Meters replaced 0. Meters to be replaced 32.
- **Security reviewed.** House checks are around 331. Also lockboxes on home are handled by security.
- **Financial Update** reviewed for service charge. Reserve balance \$430,619.33.
- **Water / Sewer Financial**- We are at \$363,762 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

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!

Frank Dunnewind made motion Hardy Tippet second adjourned at 4:22 pm.

Respectfully submitted, Pam James, Recording Secretary

JACC
April, 2025



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Agenda

- Opening Prayer
- Approval of Agenda
- Approval of Minutes
- Public Works Director Report
 - Update on Dam
 - APW Metrics
 - Water Loss (Graph)
 - Current Topics- Repair slides to follow
 - APW Financial Summaries
 - Utility & Capital Improvement Plans (2025-2026)
 - NCDOT Project update (2025-2026)
- New Business
- Open Forum
- Adjournment

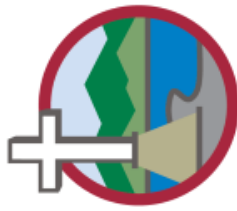


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Update on Dam 2025

- 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
- Continue to search for funding for

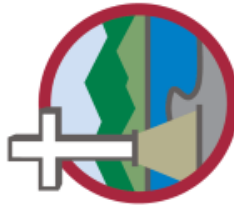


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Director's Report - Metrics

Assembly Public Works Director's Report - Metrics									
Item	Jan 2025	Feb 2025	Mar 2025						
Service Charges	2025 SC bill	2025 SC bill	2025 SC bill					\$ Less than	# Accts/People Less
Total Amount Billed	\$1,302,324	\$1,302,324	\$1,302,324					\$47,543	174 acct (37 less)
2025 Balance Owed	\$366,572	\$293,440	\$245,897					\$500	27 acct (1 LESS)
2024-Balance Owed	\$26,999	\$21,563	\$21,063					\$75	13 accts (0 less)
2023 -Balance Owed	\$15,211	\$14,850	\$14,775					\$0	10 accts (0 less)
2022- Balance Owed	\$9,820	\$9,820	\$9,820					\$0	4 accts (0 less)
2021- Balance Owed	\$5,166	\$5,166	\$5,166					\$0	6 accts (1 less)
2020- Balance Owed	\$6,100	\$6,100	\$6,100					\$0	5 peo (0 less)
2019-2013 Balance Owed	\$21,602	\$21,602	\$21,602					\$0	
Total in Collections	\$451,470	\$372,541	\$324,423						
Water/Sewer - Non-Revenue Wat								Quarterly Average	
Current Month								Cubic Feet	Gallons
-Volume in cu.ft.	78,523	73,715	83,113					78,450	586,808
-Cost of NRW	\$5,499	\$5,162	\$5,820						
12 Month Rolling Average									
Percentage of NRW-By Month	17.17%	18.80%	17.46%						
-Average NRW in cu.ft.	103,458	108,000	100,699					104,052	778,311
-Yearly Cost of NRW	\$5,499	\$10,661	\$29,683						
** Meters on Hand-40	Mtrs Placed-0	Mtrs placed-0	Mtrs placed-8					Mtr to Repl	24
Security								Quarterly Average	
Incidents									
-Residential	17	14	13					15	
-Lake Assembly	23	3	10					12	
-Outside/Other	2	2	1					2	
Reports Typed	63	75	70					69	
Patrol Miles Driven	5,220	4,893	3,844					4,652	
Total House Checks	390	331	485						

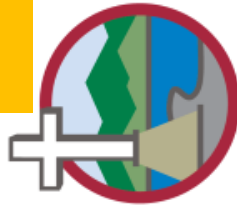
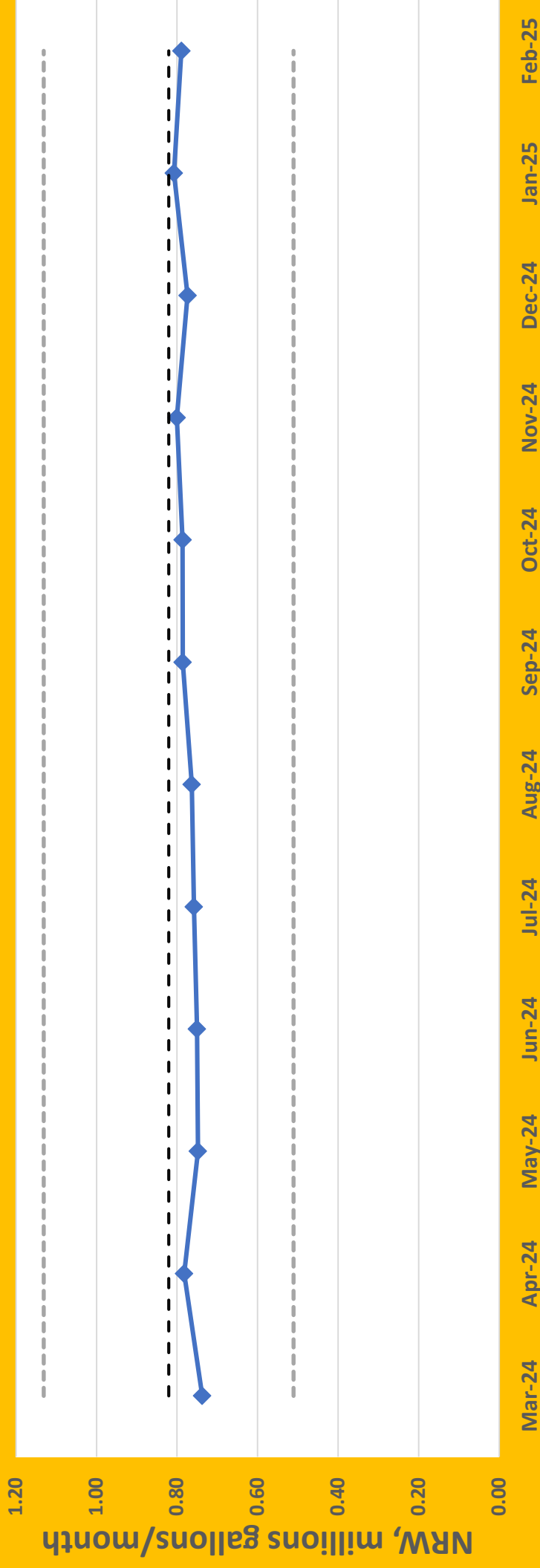


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Water Loss Graphic

Monthly NRW LJA APW, million gallons



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Current Topics

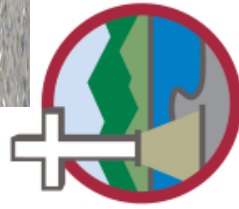
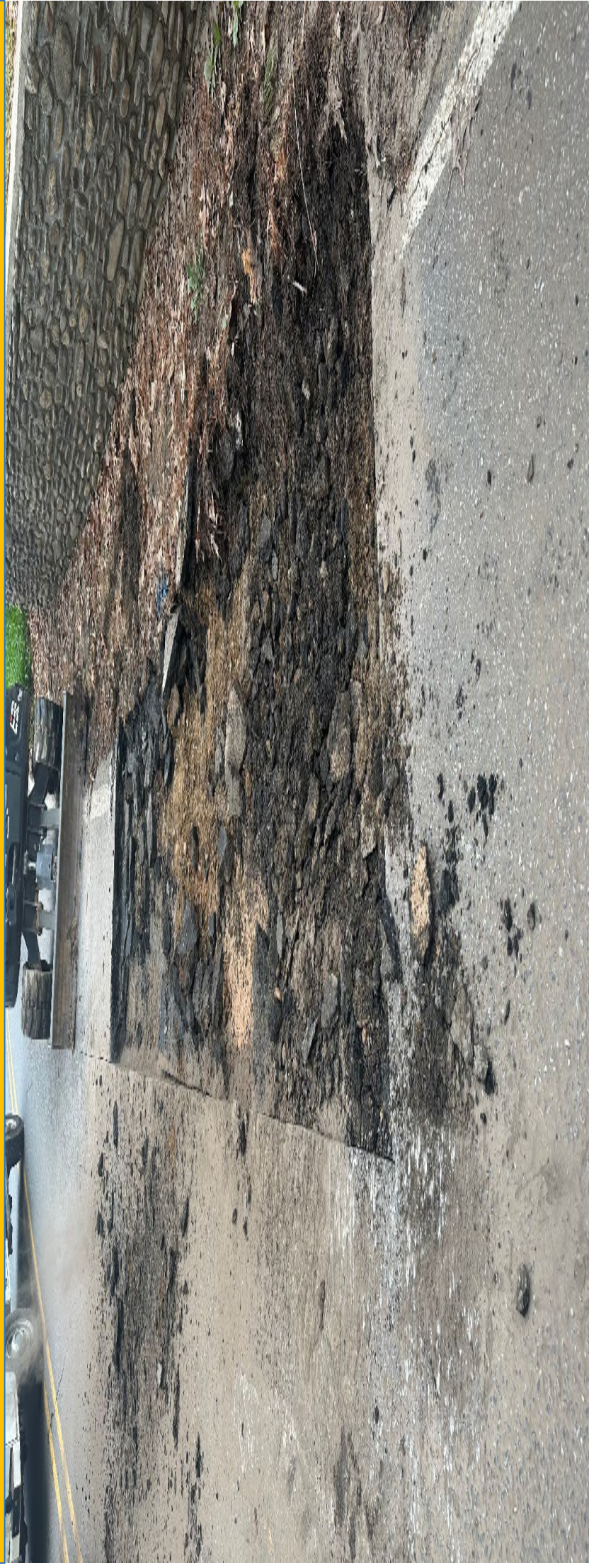
- Fire Hydrant serviced on Wells Road
- leaf pick up is continued until this Friday
- Continue to clean out lake booms as needed, replace other boom
- North Lakeshore sewer main flushed out again
- Repair sewer main on County road
- Please remember while on the grounds to secure your vehicles



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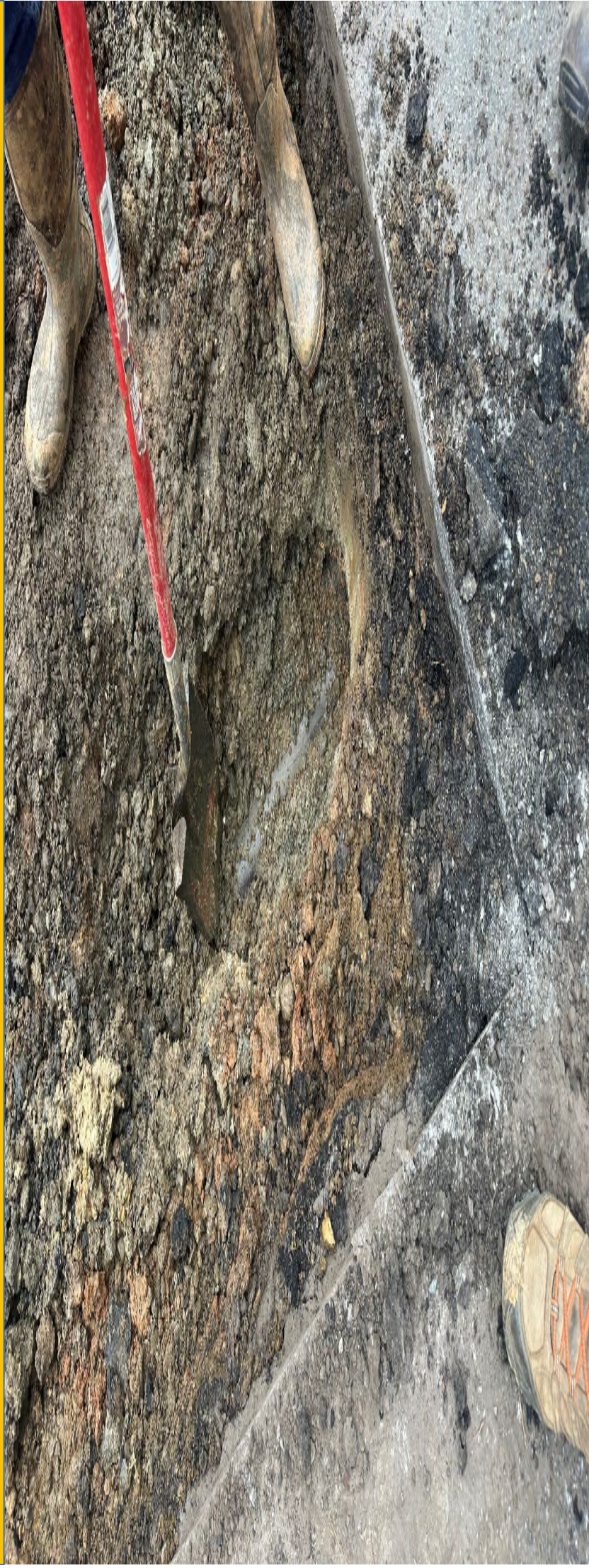
Road Cut



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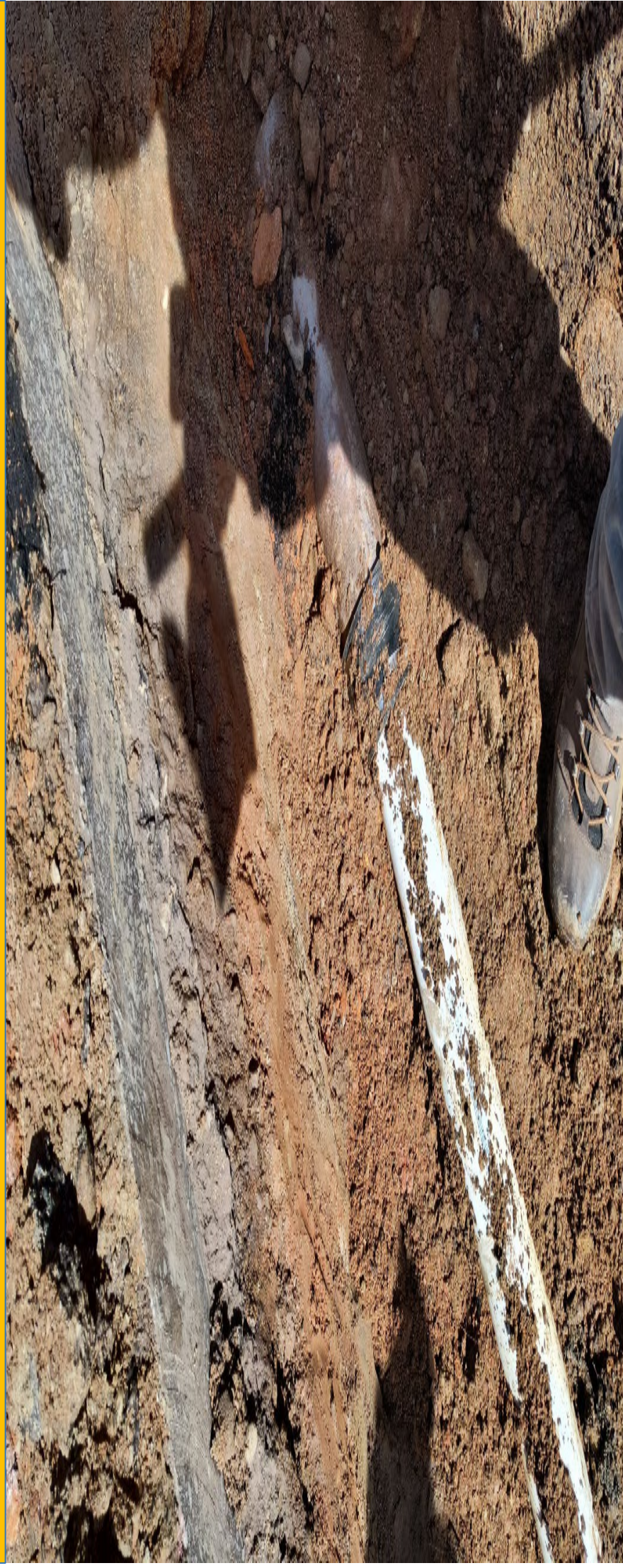
Sewer Leak



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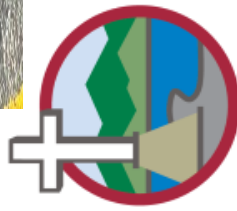
New Pipe



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New Asphalt



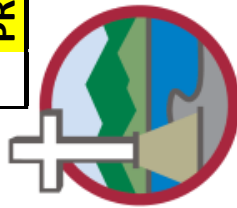
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Financial Update

March 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

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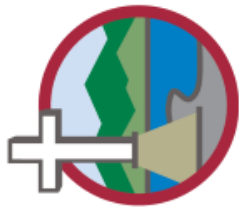
	Service charges & Construction fees	Budget	Actual	Variance
	Revenues	\$ 1,124,218	\$ 1,143,689	\$ 19,471
		\$ 3,109	\$ 3,109	\$ 0
	Bulk Green Waste			
	Solid Waste	\$ 136,224	\$ 136,833	\$ 609
	Service Fees	\$ 984,885	\$ 1,003,747	\$ 18,862
	Expenses	\$ 905,710	\$ 897,098	\$ 8,612
		\$ 136,224	\$ 153,751	\$ (17,527)
	Solid Waste			
	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		\$ 481,495	
	Net Reserves Beginning Balance		\$ 315,437	
	Capital Expenses 2025		\$ 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			
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)				
Dump Truck 2026	\$90,000			
Total	\$355937			



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NCDOT Projects

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Security: 828-734-5575

PW On-Call: Call Security

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