

Junaluska Assembly Community Council Meeting Minutes

October 14, 2025

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

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

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: Hardy Tippet made motion Frank Dunnewind second.

Approval of Minutes: Grace Gattis made the motion Randy Carlson second. Approved September, 2025 minutes by common consent.

Director's Report: Carroll Woody Jr

Current Topics

- We will be trying for a grant for Wastewater just like the Water Study
- Applying for funding for the water improvements to the system
- We have been handling a few raccoons & foxes with distemper
- Waynesville will be increasing Sewer rates by 10% with no water rate increase.
- Waynesville Sewer rates to increase by 10%. The NCUC approved on August 4th. We will have new rates starting in the October billing.
- We have new backup generators @ our sewer lift station & water Pump stations
- Remember this is Hurricane season, we have an emergency preparedness list online.

Update on Dam

- No visual changes in the condition of the Dam & Concrete Buttresses, Spillway Slab, Steel Beams that support vehicles and walkway.
- All structural elements are functional and adequate for the safe operation of the Dam & Bridge
- Installing large stone & new drain pipe on the North slope of the Bridge (in progress)
- Continue rework or replacement of gates – still with the Engineer
- Spillway capacity control for greater volumes of water – new study not yet begun

Key metrics reviewed.

- **Service Charge** \$151114..
- **Non-Revenue water percentage**- Down to 14.25%
- **Meters** Very important update. All residential meters are in.
- **Security reviewed.** House checks 192.
- **Financial Update** reviewed for service charge. Reserve balance \$468,329.
- **Water / Sewer Financial**- We are at \$400,490.88 to the good.

Capital Improvement Plan 2024-2025

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 (5-year)	\$1,875 monthly		
2025-2026 Projects in Phases			
South Lakeshore Drive (water line/valves)Phase 1	\$595,000	\$ 550,000	\$45,000
County Road (waterline/ valves) phase 1	\$600,000	\$520,000	\$80,000
Liberty, Kammerer & Kilgore (Water line/valves)	\$327,000	\$275,000	\$52,000
Hickory Hill (waterline/valves)	\$289,614	\$254,000	\$35,614
Dump Truck 2026	\$75,000		
Total	\$2,240,676	\$1,953,062	\$212,614

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 -28% (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
 - Ramp closure to continue flyover bridge and temporary lane work on US 74 (June 9th-June 19th) South Lakeshore will be closed at that time.

Service Charge Budgeting

- Streets (asphalt costs)
- Security (Haywood County sheriff's office)
- Street Lights
- Sidewalks (concrete)
- Waste and Recycling removal (CWS & brush removal)
- Storm Water Management (Pipe cost)
- Administration
- Construction Cost Escalation Trend still going up.

Service Charge Rate

- Junaluska Community Council approves a 2026 service charge rate of \$0.482/\$100 value. To go before the Board of Trustee on October 17,2025

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!

Frank Dunnewind made motion Randy Carlson second adjourned at 4:33 pm.

Respectfully submitted, Pam James, Recording Secretary

JACC

November 2025



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Agenda

- Opening Prayer
- Approval of Agenda
- Approval of Minutes
- Public Works Director Report
 - APW Metrics
 - Water Loss (Graph)
 - APW Financial Summary
 - Utility & Capital Improvement Plans
 - Update on Dam
 - Current Topics
 - NCDOT Project update (Bridge, Entrance work & Crosswalks)

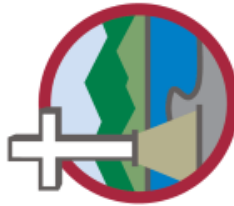


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Director's Report - Metrics

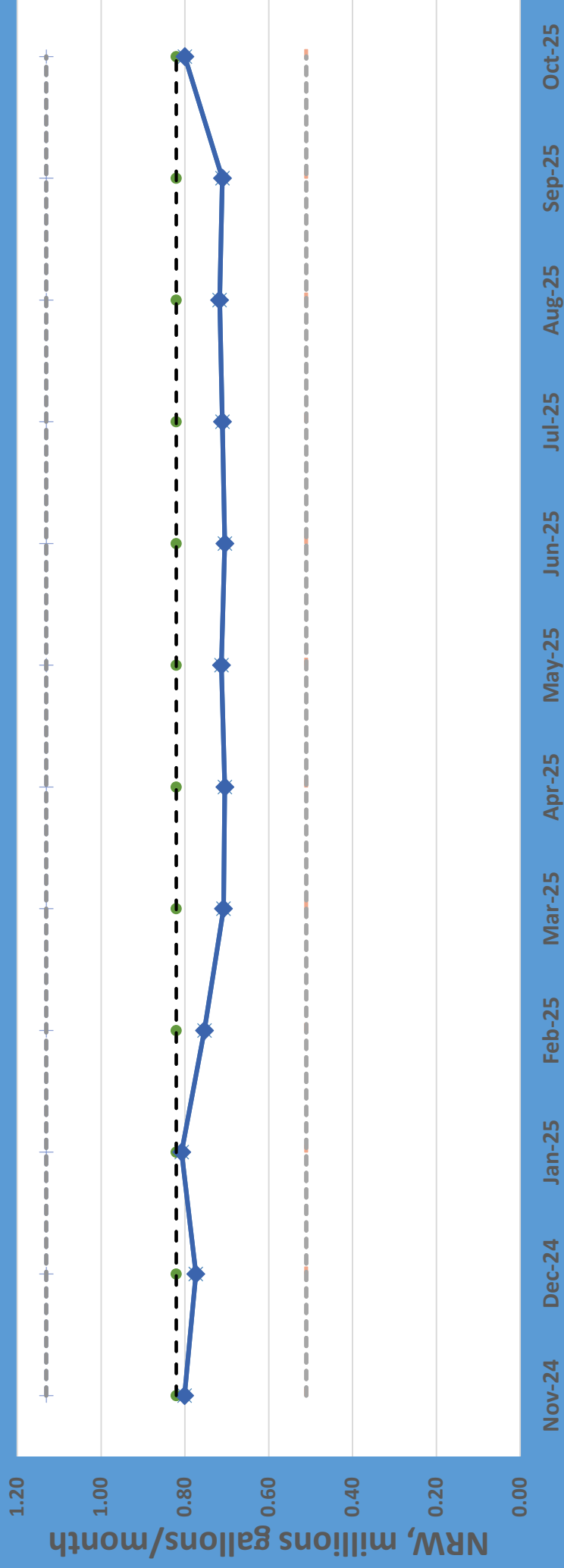
Item	August 2025	Sept 2025	Oct 2025			
Service Charges	2025 SC bill	2025 SC bill	2025 SC bill		\$ Less than	# Accts/People Less
Total Amount Billed	\$1,302,324	\$1,302,324	\$1,378,270		\$0	1024 acct (0 less)
2026 Balance Owed	\$0	\$0	\$1,378,270		\$8,908	59 acct (10LESS)
2025-Balance Owed	\$118,794	\$84,203	\$75,295		\$200	12 accts(0 less)
2024 -Balance Owed	\$14,716	\$14,194	\$13,994		\$0	8 accts (0 less)
2023- Balance Owed	\$11,867	\$11,646	\$11,646		\$100	3 accts (0 less)
2022- Balance Owed	\$9,311	\$9,110	\$9,010		\$0	5 accts (0 less)
2021- Balance Owed	\$4,970	\$4,970	\$4,970		\$0	6 peo (0 less)
2020-2013 Balance Owed	\$26,990	\$26,990	\$20,818			
Total in Collections	\$186,650	\$151,114	\$1,520,176			
Water/Sewer - Non-Revenue Water					Quarterly Average	
Current Month					Cubic Feet	Gallons
-Volume in cu.ft.	108,124	99,740	107,437		105,100	786,150
-Cost of NRW	\$7,572	\$6,985	\$7,524			
12 Month Rolling Average						
Percentage of NRW-By Month	15.90%	14.25%	19.83%			
-Average NRW in cu.ft.	95,882	95,332	89,430		93,548	699,739
-Yearly Cost of NRW	\$63,184	\$70,169	\$77,693			
Security					Quarterly Average	
Incidents						
-Residential	12	4	4		7	
-Lake Assembly	6	6	6		6	
-Outside/Other	0	0	2		1	
Reports Typed	88	62	55		68	
Patrol Miles Driven	2,528	2,059	2,147		2,245	



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Water Loss Graphic



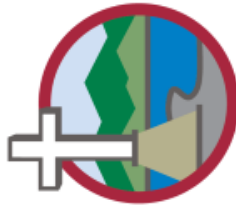
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Financial Update

November 2025

		Budget	Actual	Variance	
Water and Sewer Funds					
Operational Revenues		\$ 473,529	\$ 497,602	\$ 24,073	
	Water	\$ 210,600	\$ 200,584	\$ (10,016)	
	Sewer	\$ 258,208	\$ 266,121	\$ 7,913	
	LJA reimbursement	\$ 4,721	\$ 4,910	\$ 189	
	AIA Grant Reimbursements		\$ 25,987	\$ 25,987	
Operational Expenses		\$ 387,531	\$ 379,918	\$ 7,613	
	Operations	\$ 387,531	\$ 379,918	\$ 7,613	
	AIA Grant Expenditures			\$ -	
Operational Cash Flow Balance		\$ 85,998	\$ 117,684	\$ 31,686	
Preliminary Reserves Balance 12/31/2024			\$ 302,228		
	Net Reserves Beginning Balance				
	Capital Assessments	\$ 103,638	\$ 104,844	\$ 1,206	
	CI Assessment Water	\$ 52,161	\$ 52,670	\$ 509	
	CI Assessment Sewer	\$ 51,477	\$ 52,174	\$ 697	
	Capital Expenses 2024	\$ -	\$ 56,426		
	CI Assessment Water		\$ 56,426	\$ 56,426	
	CI Assessment Sewer			\$ -	
			\$ 468,329		



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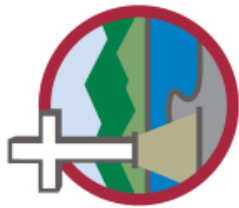
Other APW Funds		Budget	Actual	Variance
Revenues		\$ 446,956	\$ 448,299	\$ 1,343
	Bulk Green Waste	\$ 1,648	\$ 1,648	\$ -
	Solid Waste	\$ 54,000	\$ 54,222	\$ 222
	Service Fees	\$ 391,308	\$ 392,429	\$ 1,121
Expenses		\$ 380,307	\$ 355,381	\$ 24,926
	Solid Waste	\$ 66,653	\$ 54,826	\$ 11,827
	Bulk Green Waste	\$ 68,144	\$ 37,935	\$ 30,209
	Streets	\$ 65,985	\$ 71,547	\$ (5,562)
	Administration	\$ 69,817	\$ 78,746	\$ (8,929)
	Security	\$ 109,707	\$ 112,327	\$ (2,620)
Operations Balance		\$ 66,649	\$ 92,918	\$ 26,269
PRELIMINARY	Net Reserves Beginning Balance		\$ 405,749	
	Capital Expenses 2025		\$ 98,177	
			\$ 400,490.88	



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Utility Capital Improvement Plan 2025-2026			
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Update on Dam

October 2025

- Installed large stone & new drain pipe on the North slope of the Bridge (completed)
- Continue rework or replacement of gates – still with the Engineer
- Spillway capacity control for greater volumes of water – new study not yet begun



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Current Topics

- 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
- The Rules & regulations were approved by the Board of Trustees 2025
- The service charges for 2026 were approved by the Board of Trustees. The new rate is .482/100 dollars.
- Meters are complete except for the larger meters. We will do those as they fail based on cost for the larger meters.



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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - Tentative Start Date: Next year 2026 (Utility work is approved & still scheduling)
- **Pedestrian Crossings- Golf Course & Holston Village Roads**
 - Tentative Start Date: Holston village is completed. The golf course road crossing will be soon
- **NCDOT Bridge Replacement Project (Zachary construction)**
 - They are now working on piling and walls for the flyover no closure scheduled.
 - Russ Avenue progress 30%, a lot of utility work to be done at exit 102- Main street (Buchanan Construction)
 - Monthly meetings continue throughout the 4-year project (begin July 2024)



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Office: 828-452-5911

Security: 828-734-5575

PW On-Call: Call Security

www.lakejunaluskacommunity.com



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