

Junaluska Assembly Community Council Meeting Minutes

September 9, 2025

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

In attendance: David Hanson, 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: David Hanson led the opening prayer.

Approval of Agenda: Frank Dunnewind made motion Grace Gattis second.

Approval of Minutes: Grace Gattis made the motion Randy Carlson second. Approved August, 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.
- Please remember that if you need any Brush pick-up or bulk material, call the Public Works office and get a work order.
- We had a water repair on 6" water leak in the Tri Vista Area
- We have new backup generators @ our sewer lift station & water Pump stations
- We cleaned out and restored the banks for storm water on Stuart Circle
- We are working on storm water from Hoosier Ct down to Tillman Rd.

Update on Dam

- Wash out on the slope from the north side but no structural damage (placing large stone & new drainage)
- Installing large stone & new drain pipe on the North slope of the bridge (in progress)
- Continue rework or replacement of gates-still with engineer
- Spillway capacity control greater volumes of water – new study

Key metrics reviewed.

- **Service Charge** \$236,885. One person sold property and paid back payments.
- **Non-Revenue water percentage**- Up 13.24% to 15.90% due to leak
- **Meters** on Hand 20 Meters replaced 5. Meters to be replaced 18.
- **Security reviewed.** House checks are around 213.
- **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

- Reservoir Tank repair Estimate \$222,762
- Fire Hydrants
- Jetter Truck shared between water and sewer and streets drains.

- Need New Service Truck and New Dump Truck

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.

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.

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 Randy Carlson second adjourned at 4:33 pm.

Respectfully submitted, Pam James, Recording Secretary

JACC

October 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)
 - Service Charges for 2026
 - Open Forum

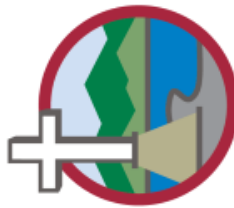


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Director's Report - Metrics

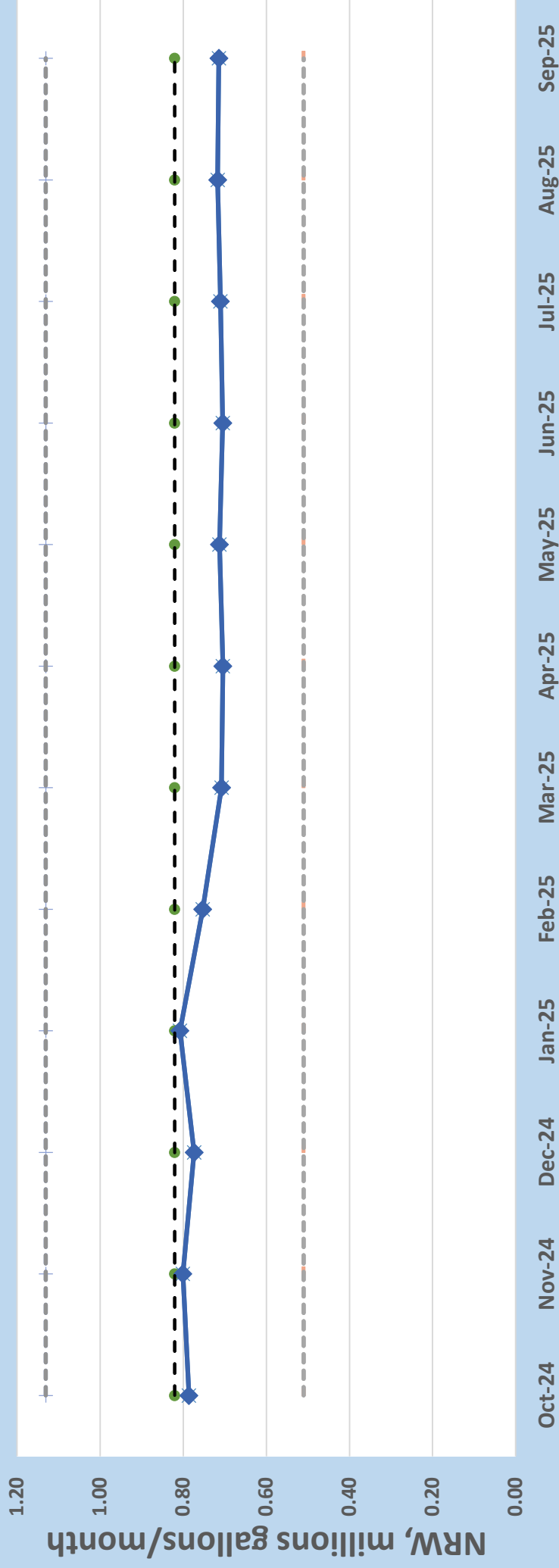
Assembly Public Works Director's Report - Metrics									
Item	July 2025	August 2025	Sept 2025						
Service Charges	2025 SC bill	2025 SC bill	2025 SC bill						
Total Amount Billed	\$1,302,324	\$1,302,324	\$1,302,324						
2025 Balance Owed	\$163,832	\$118,794	\$84,203						
2024-Balance Owed	\$16,752	\$14,716	\$14,194						
2023 -Balance Owed	\$13,613	\$11,867	\$11,646						
2022- Balance Owed	\$9,820	\$9,311	\$9,110						
2021- Balance Owed	\$5,166	\$4,970	\$4,970						
2020- Balance Owed	\$6,100	\$5,922	\$5,922						
2019-2013 Balance Owed	\$21,602	\$21,068	\$21,068						
Total in Collections	\$236,885	\$186,650	\$151,114						
Water/Sewer - Non-Revenue Wat									
Current Month									
-Volume in cu.ft.	84,282	108,124	99,740						
-Cost of NRW	\$5,902	\$7,572	\$6,985						
12 Month Rolling Average									
Percentage of NRW-By Month	13.24%	15.90%	14.25%						
-Average NRW in cu.ft.	93,318	95,882	95,332						
-Yearly Cost of NRW	\$49,206	\$63,184	\$42,801						
** Meters on Hand-25	Mtrs placed-0	Mtrs placed-0	Mtrs Placed-8						
Security									
Incidents									
-Residential	27	12	4						
-Lake Assembly	6	6	6						
-Outside/Other	2	0	0						
Reports Typed	61	88	62						
Patrol Miles Driven	2,567	2,528	2,059						
Total House Checks	302	148	192						



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Water Loss Graphic



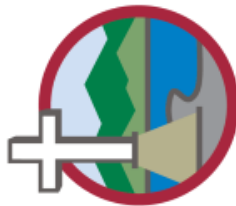
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Financial Update

October 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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Financial Update

Oct 2025

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	

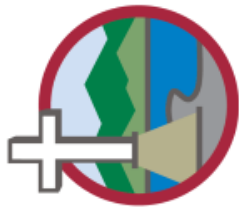


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Capital Improvement Plan 2025-2026

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 (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



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Update on Dam

October 2025

- 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



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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
- Waynesville Sewer rates were increased by 10%. The NCUC approved on August 4th. We will have new rates in the October water 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



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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - Tentative Start Date: Early Dec 2025 (Utility work is approved & scheduled)
- **Pedestrian Crossings- Golf Course & Holston Village Roads**
 - Tentative Start Date: In process
- **NCDOT Bridge Replacement Project (Zachary construction)**
 - The temporary bridge is completed and they are now working on piling and walls for flyover closure.
 - Russ Avenue progress 28%, 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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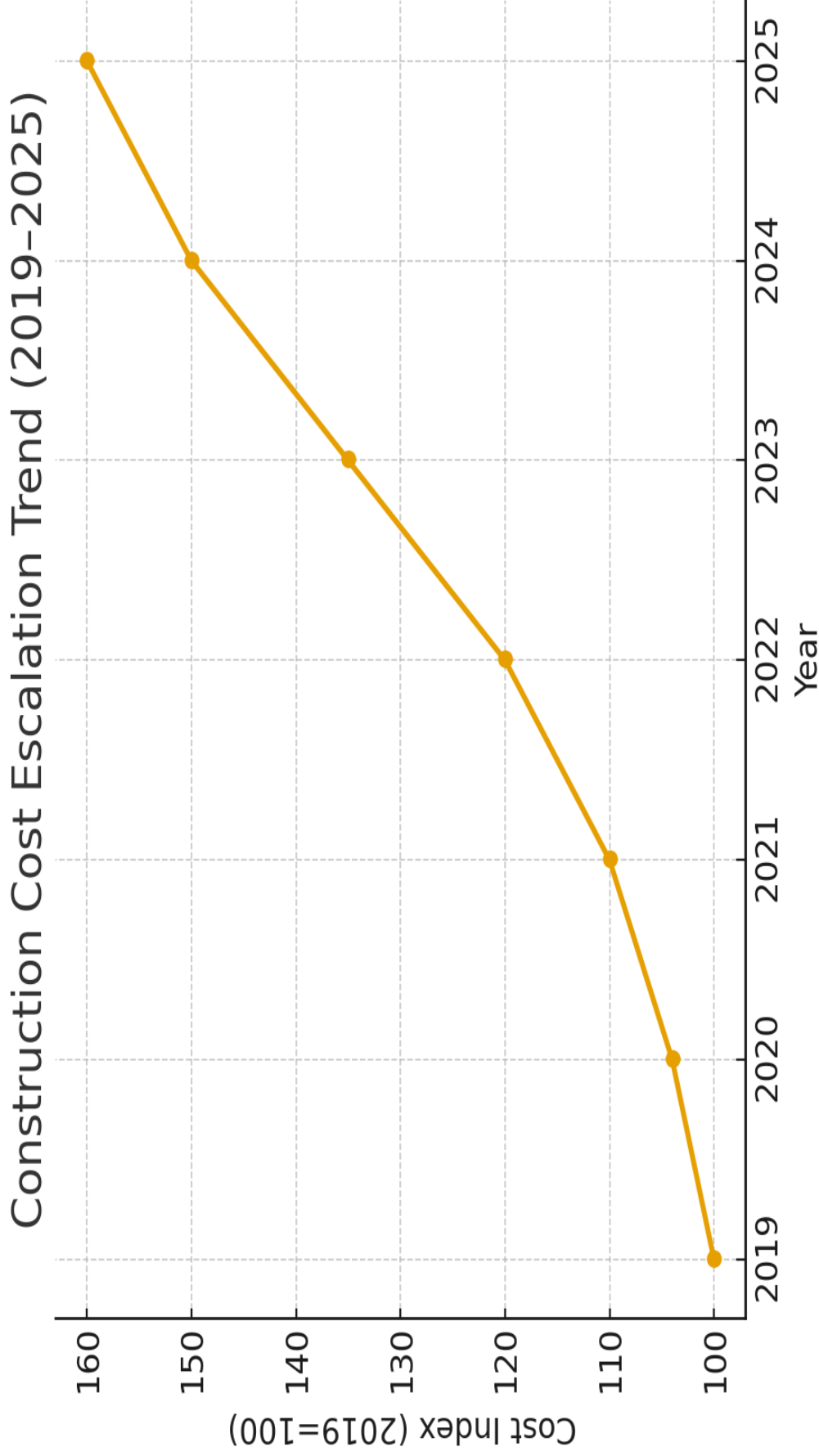
Service Charge Budgeting

- Streets (asphalt costs)
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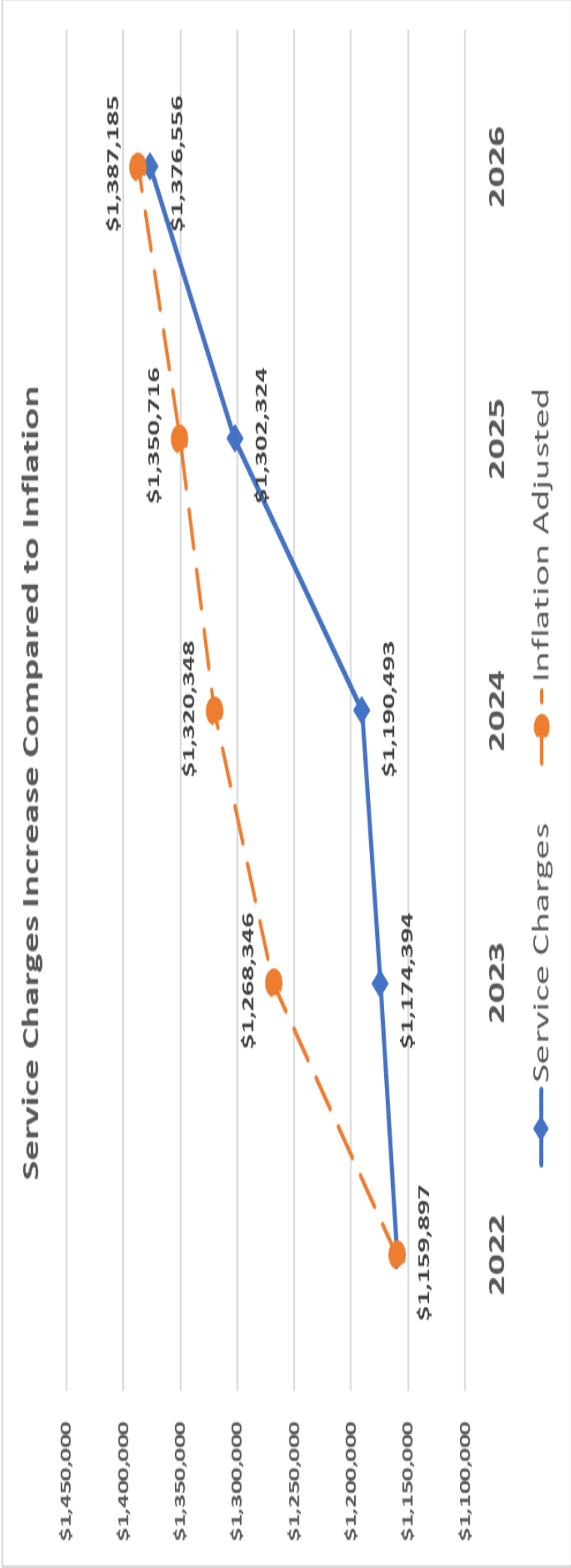
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Lake Junaluska Service Charge .027 Increase



Lake Junaluska Service Charge

- Millage current rate is \$.455 per \$100 of Property value
- \$300,000 property pays \$1365 annually service charge (.455)
- \$300,000 property pays \$1446 annually service charge (.482) \$81.00 more annually
- Haywood County Tax Assessor sets property values. Overall, property value also increases when:
 - New homes are built
 - Properties are sold



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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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