

Junaluska Assembly Community Council Meeting Minutes

February 10, 2026

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

In attendance: David Hanson, Hardy Tippett, Susie Crites, Frank Dunnewind

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 Hardy Tippett second. Approved by common consent.

Approval of Minutes: Susie Crites made the motion Frank Dunnewind second. Approved January, 2026 minutes by common consent.

Director's Report: Carroll Woody Jr

Current Topics

- We will be conducting a Wastewater study just like the Water Study (We have applied for the grant)
- Applying for funding for the water improvements to the system
- Meters are complete except for the larger meters. We will do those as they fail based on cost for the larger meters.

Update on Dam

- Installed large stone & new drain pipe on the North slope of the Bridge, still need to add more rock.
- 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** People are paying on 2026 and some are still paying back service charges.
- **Non-Revenue water percentage**- Up 22.68 No leaks reported this month. Fire line on Chapel that will show next month.
- **Meters** All residential meters are in. 8 commercial meters with manual reads remain
- **Security reviewed.** House checks 190.
- **Financial Update** reviewed for service charge. Reserve balance \$263,223.55.
- **Water / Sewer Financial**- We are at \$522,027 to the good.

Capital Improvement Plan 2025-2026

Utility Capital Improvement Plan 2026-2036			
2025 Projects	Total	Utility Work Estimate	Road Repair Estimate (Non-Utility Cost)
Tank Repairs/Addition	\$2,022,762	\$2,022,762	0
Fire Hydrant	\$131,800	\$131,800	0
Water Truck Loan (5-year)	\$1,875 monthly		
2025-2026 Projects in Phase			
South Lakeshore Drive (water line/valves) Phase 1	\$595,000	\$ 550,000	\$45,000
County Road (waterline/valves) phase 1	\$490,000	\$320,000	\$80,000
Liberty, Kesawater & Higgins (Water line/valves)	\$307,000	\$275,000	\$52,000
Nickory Hill (waterline/valves)	\$288,614	\$254,000	\$25,614
Leaf Machine			
Total	\$2,185,676	\$1,958,062	\$212,614

NC DOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - We have begun building the road entrance. DOT tentative start date May 2026
- **Pedestrian Crossings– Golf Course & Holston Village Roads**
 - Light is working for Holston Village. They say Golf Course will be soon.
- **NCDOT Bridge Replacement Project -28% (Zachary construction)**
 - They are now working on piling and walls for the flyover. The next step is to set supports for the bridge. No closure scheduled at this time.
 - 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
- We have Online Bill Pay, ACH, accept checks and walk-ins are Welcome!

Public Comments

- Ken talked about some grants that the Assembly are working on for the Dam
- Boil water from Waynesville. We also send out alerts when to start and when we stop
- Coalition for Trails at NC- Would be something that the assembly will look into.

Hardy Tippett made motion Frank Dunnewind second adjourned at 4:30 pm.

Respectfully submitted, Pam James, Recording Secretary

JACC
March 2026



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Agenda

- **Public Works Director Report**
 - Open Prayer
 - Approval of Agenda
 - Approval of Minutes
 - Resolution of Appreciation for (Randy Carlson)
 - Installation of new council member (Ed Hernandez)
 - 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

Assembly Public Works Director's Report - Metrics

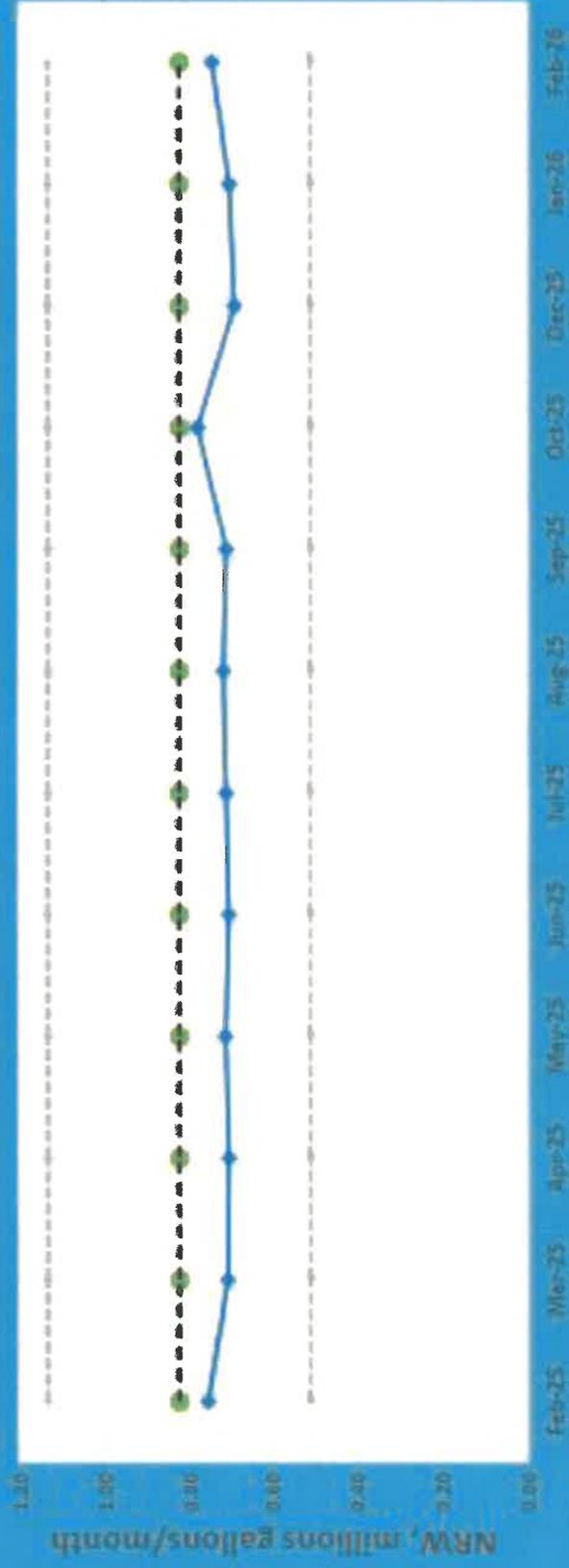
Item	Dec 2025 2025 SC bill	JAN 2026 2026 SC bill	FEB 2026 2025 SC bill	\$ Less than Prev Mth Accts/People Let
Service Charges				
Total Amount Billed	\$1,302,324	\$1,378,270	\$1,302,324	185 acct (91 less)
2026 Balance Owed	\$875,390	\$439,064	\$313,011	30 acct (OLESS)
2025-Balance Owed	\$34,524	\$28,733	\$28,332	11 accts(0 less)
2024 -Balance Owed	\$13,509	\$12,969	\$12,969	8 accts (0 less)
2023- Balance Owed	\$11,646	\$11,646	\$11,646	8 accts (0 less)
2022- Balance Owed	\$9,010	\$8,910	\$9,010	8 accts (0 less)
2021- Balance Owed	\$4,970	\$4,970	\$4,970	5 accts (0 less)
2020-2013 Balance Owed	\$26,990	\$26,990	\$26,990	6 peo (0 less)
Total in Collections	\$976,040	\$533,282	\$406,829	
Water/Sewer - Non-Revenue Wat				
Current Month				Quarterly Average
- Volume in cu.ft.	80,977	106,394	130,994	Cubic Feet
-Cost of NRW	\$5,671	\$7,451	\$9,174	106,122
12 Month Rolling Average				
Percentage of NRW-By Month	16.21%	22.68%	26.49%	
-Average NRW in cu.ft.	92,361	94,684	99,457	95,501
-Yearly Cost of NRW	\$90,817	\$7,451	\$29,784	714,345
Security				Quarterly Average
Incidents				
-Residential	21	7	9	12
-Lake Assembly	3	4	5	4
-Outside/Other	0	0	1	0
Reports Typed	80	67	70	72
Patrol Miles Driven	2,024	1,986	1,938	1,983
Total House Checks	177	190	183	



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Water Loss Graphic



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Financial Update

March 2026

	Budget	Actual	Variance
Water and Sewer Funds			
Operational Revenues			
Water	\$ 83,705	\$ 71,919	\$ (11,786)
Sewer	\$ 33,259	\$ 30,771	\$ (2,487)
LJA reimbursement	\$ 49,596	\$ 40,296	\$ (9,299)
AIA Grant Reimbursements	\$ 851	\$ 851	\$ -
Operational Expenses			
Operations	\$ 48,346	\$ 44,727	\$ 3,620
AIA Grant Expenditures	\$ -	\$ -	\$ -
Operational Cash Flow Balance	\$ 35,359	\$ 27,192	\$ (8,167)
Preliminary Reserves Balance 12/31/2025		454,024	
Net Reserves Beginning Balance			
Capital Assessments	\$ 17,273	\$ 17,523	\$ 250
CI Assessment Water	\$ 8,694	\$ 8,807	\$ 114
CI Assessment Sewer	\$ 8,580	\$ 8,716	\$ 136
Capital Expenses 2024	\$ -	\$ -	\$ -
CI Assessment Water	\$ -	\$ -	\$ -
CI Assessment Sewer	\$ -	\$ -	\$ -
Preliminary Reserves			
		\$ 454,024	



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Financial Update

March 2026

Other APW Funds	Budget	Actual	Variance
Revenues	\$ 118,905	\$ 119,242	\$ 337
Bulk Green Waste	\$ 500	\$ 500	\$ -
Solid Waste	\$ 17,250	\$ 17,316	\$ 66
Service Fees	\$ 101,155	\$ 101,426	\$ 271
Expenses	\$ 126,466	\$ 124,694	\$ 1,772
Solid Waste	\$ 34,000	\$ 34,058	\$ (58)
Bulk Green Waste	\$ 11,195	\$ 6,298	\$ 4,897
Streets	\$ 28,149	\$ 25,518	\$ 2,631
Administration	\$ 19,648	\$ 19,695	\$ (47)
Security	\$ 33,475	\$ 39,124	\$ (5,650)
Operations Balance	\$ (7,561)	\$ (5,452)	\$ 2,109
Preliminary Reserves (Fund Balance) from previous years			
		\$ 329,845.31	



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Utility Capital Improvement Plan 2026-2036

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Hickory Hill (waterline/valves)	\$289,614	\$254,000	\$35,614
Leaf Machine	\$90,000		
Total	\$3,965,676	\$3,753,062	\$212,614



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Update on Dam

March 2026

- Installed large stone & new drain pipe on the North slope of the Bridge, still need to add more rock
- Continue rework or replacement of Operating gates – Design now with the company that makes the valves(Mueller)
- Spillway capacity control for greater volumes of water – new study not yet begun
- Boom project grant (Begin engineer process)



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Current Topics

- We will be conducting a Wastewater study, just like the water study. The DEQ grant has been approved.
- We are applying for funding for the water improvements to the system
- Meters are complete except for the larger meters. We will address these on a schedule starting from 2" meters to 12" meters.
- We recently had a fire line blowout on Chapel Drive
- Colonial Conversation



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NCDOT Projects

- **Main Entrance Traffic Lights – Pedestrian Crossing**
 - Tentative Start Date: We have begun building the road entrance and the Curb & Gutter is completed, and hope the lights and crosswalks will be completed (May 2026)
- **Pedestrian Crossings- Golf Course & Holston Village Roads**
 - Holston Village is complete and operational. The golf course road crossing will be sometime in the near future
- **NCDOT Bridge Replacement Project (Zachary construction)**
 - They are now working on walls for the flyover. The next step is to set supports for the bridge. We may close the Southside entrance for a day or two mid March. Please note, One Lane @exit 103 could be at least 4-5 weeks structural on old bridge
 - Russ Avenue progress: 45%. A lot of utility work needs to be done from the bridge to exit 102. The historical section is nearly complete from Main Street to the new bridge(Buchanan Construction)
 - Monthly meetings continue throughout the 4-year project (began July 2024)



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Security: 828-734-5575

PW On-Call: Call Security

www.lakejunaluskacommunity.com



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Lake Junaluska

Resolution of Appreciation for the Life and Service of Randy Carlson

for his Faithful Service to his Country and the Lake Junaluska Community

WHEREAS, Randy Carlson served the United States with distinction as an officer in the United States Air Force, flying over 100 combat missions in Vietnam and serving as a professor of aeronautical engineering at MIT and Penn State University, and later teaching at Georgia Southern University; and

WHEREAS, through his faithful devotion to the Lord Jesus Christ, Randy Carlson's life was marked by service to his country, his family, his church, and his students; and

WHEREAS, Randy Carlson faithfully served as a member of the Junaluska Assembly Community Council, offering his time, wisdom, and efforts for the betterment of the community; and

WHEREAS, through his thoughtful leadership, steady presence, and commitment to others, Randy contributed meaningfully to the mission and vision of Lake Junaluska; and

WHEREAS, Randy Carlson's passing is a profound loss to the Lake Junaluska community, yet his legacy of service, friendship, and civic engagement will endure;

NOW, THEREFORE, BE IT RESOLVED, that the Junaluska Assembly Community Council hereby expresses its sincere gratitude for Randy Carlson's dedicated service and honors his life and contributions to his country and the community; and

BE IT FURTHER RESOLVED, that we extend our deepest sympathy to his family and loved ones during this time of loss; and

BE IT FURTHER RESOLVED, that this resolution be entered into the official minutes of the Junaluska Assembly Community Council and that a copy be presented to his family as a lasting expression of appreciation and remembrance.

Adopted this 10th day of March, 2026.

David Hanson, Chair
Junaluska Assembly Community Council