

## **Town of Lake Santeetlah**

### **Council Meeting Minutes**

**November 18, 2025**

Mayor Simon called the meeting to order at 12:00 PM. Councilmembers Ralph Strunk, Keith Predmore, Kevin Haag, and Jim Hager were present for the meeting. Town Administrator Kim Matheson and Town Clerk Kala Farley were also present. Attorney Craig Justus was available on Zoom.

Kevin Haag led the Pledge of Allegiance and offered an Invocation.

**Approval of the Council Meeting Agenda:** Hager made a motion to approve the agenda. Haag seconded. All approved. The motion passed unanimously.

#### **Approval of October 14, 2025 Council Meeting Minutes:**

Strunk made a motion to approve the October 14, 2025 Council Meeting Minutes. Predmore seconded. All approved. The motion passed unanimously.

**Financial/Tax Report as of October 31, 2025:** Matheson reported the tax collection for October was \$7,350.61.

Mayor Simon read the Ethics Statement Reminder.

**FY24/25 Audit Presentation:** Shannon Dennison reported that the Town received an Unmodified Opinion on the FY 24/25 audit which is the best opinion that can be given. Dennison said the Total Net Position was a little over \$900,000 for the General account and about \$378,000 for the Water account. Dennison said the fact that the Assets are above the Liabilities is always good news. TDA had about \$10,000 in cash in the bank account. \$4,950 of that \$10,000 is restricted to promoting tourism. Dennison said in terms of funds available to spend on ongoing operations and things, there is about \$490,000 in Assets, about \$2,000 in liabilities, and a little under \$488,000 in Fund Balances. The capital reserve fund that was created to save money for road projects has a little over \$59,000 and it gained \$29.00 in interest. The General Fund had revenues of a little over \$447,000, Expenditures of \$382,000, Net Change in Fund Balance was about \$65,000 and Fund Balance, ending is \$487,560. For the General Fund, looking at the Original Budget compared to the Final Budget and Actual Amounts there were no overages in expenditure and everything the Town Council budgeted and all amendments that were approved, all Actual Expenditures were within that. Dennison said the Water

Fund had about \$139,000 in charges for services, Operating Expenditures of around \$95,000, some investment earnings and miscellaneous revenue, resulting in the Change in Net Position around \$41,000. Dennison noted that there was a change in accounting principal which was due to a new accounting standard that was put in to place for all government entities for the June 30, 2025 audit that has to do with now being required to record a liability for sick leave and potential sick leave that can be taken by Town employees. Dennison said the only thing they noticed in the audit this year was the need for increase in the Finance Officer Bond, which was not an official finding since it was a small amount compared to the total expense. Dennison reviewed a few pages of the notes and said the Council could further review all the notes later on at their leisure.

**Representative From WNCFiber:** Representatives from WNCFiber Travis Lewis and Justin were in attendance. The new service that is being offered is from WNCFiber and it will be fiber cable run to each house individually with the capability of 1 Gig upload and 1 Gig Download. Lewis said they would like to move forward with this project seeing as how there are around 60 residents who have shown interest in signing up at this time. As far as estimated cost, the goal is \$60-\$100. The cost would depend on the number of subscribers and the more people that signed up the less the cost would be. Lewis said there would be no obligation to term contracts, if you are unhappy with the service, you can cancel anytime. WNCFiber would run some line underground as well as use some of the existing Duke Energy poles so they would need to get some documentation and approval from the Town and Duke Energy before they begin installation. Once they get everything squared away and get the go ahead from Duke, they estimated it would take 3-4 weeks to run the main fiber line in Town. The Town attorney will review some documents for approval and go from there.

**Request for Public Comment:** There was no public comment.

**Old Business:**

- 1. Update on Duke Energy Easement:** Attorney Justus reviewed the easement draft that Duke returned and said a previous suggestion by Attorney Gulden had been removed. Matheson will reach out for more information on why it was removed. This item will be added to the December Council meeting agenda for an update.
- 2. Update on backup system for water on top of the mountain:** There was one company that came to Town to do an assessment and sent a bid for the

entire project totaling over \$130,000. Matheson said there is one other company we are waiting to hear from. This item will be added to the December Council meeting agenda for an update

### **New Business:**

- 1. Discussion to release September 18, 2025 Closed Session Minutes:**  
Attorney Justus recommended that the September 18, 2025 Closed Session Minutes be released. Hager made a motion to release the September 18, 2025 Closed Session Minutes. Mayor Simon seconded. Hager, Haag, Strunk, and Simon voted Yes. Predmore voted No. The Motion passed 4-1.
- 2. Report from Tourism Development Authority:** Simon reported that finances as of November 17, 2025 in the TDA Checking account were \$13,308.37 and \$1,555.95 in the Savings account. Simon said the balance in Checking is after paying for the new video sponsored by the Lake Santeetlah Tourism Development Authority to promote tourism. That video can be found on the Town website at this time. Simon said she is in the process of setting up a Discover Lake Santeetlah Youtube channel and will add the video there, as well as on other social media sites.
- 3. Budget Ordinance for Road Reserve:** Matheson said the Road Reserve Fund was not included when the Town adopted the Budget Ordinance for the General and Water Funds. \$40,000 was budgeted to go into the Road Reserve Fund. Haag made a motion to approve the Road Reserve as part of the Budget Ordinance. Hager seconded. All Approved. The motion passed unanimously.
- 4. Council Statements:**  
**Ralph Strunk:** Strunk mentioned there was another incident with a truck in Town. A propane truck went off the road on Thunderbird Trail and got stuck. A tow truck was called to pull the truck back onto the road, causing the road to be blocked. Haag suggested to ask TPOA to include a little blurb to residents to let delivery drivers know the road is one way and there may be obstacles in terms maneuvering large delivery trucks.  
Strunk mentioned the deteriorating condition of the mailbox clusters in Town. Matheson said she could get Scott to check the condition of the mailboxes and get an estimate on what it would cost to fix them.  
**Kevin Haag:** Haag said it was a pleasure to serve on the Council again and congratulations to the other members.

**Announcements**

- The next regularly scheduled Council Meeting will be held December 9, 2025 at 12:00 PM. This meeting will be held at Town Hall and via Zoom. The link to join by Zoom will be sent out by mass email.

**Motion to Adjourn:** Hager made a motion to close the meeting. Haag seconded. All approved. The meeting was adjourned at 1:22 PM.



~~Diana Simon~~, Mayor



Kala Farley, Town Clerk