Lake Tahoma Stockholders

Special Dredging Meeting

April 20, 2024

Dredging Fund – July 23, 2023

Cash:	$ 276,050.61
CD:	$ 525,000.00
CD Interest:	$ 5,212.71
	$ 806,263.31

Approval of up to $1.3M for dredging in the fall of 2023, which means two more years of the $5K Special Assessment.
The Board is authorized to use the Line of Credit to fund dredging in the fall of 2023.
Stockholders can reduce the Special Assessment in 2024-2025 by 8% if they pay by 1/1/24 – a savings of $400.

2023-24 Special Assessment *	$ 255,000.00
2024-25 Special Assessment *	$ 255,000.00
	$ 510,000.00

Total: **$1,316,263.31**

***Future Special Assessments need Stockholder approval**

March 23rd - Summary

Stop

Definition: Completely stop all work as of 3.22.24. Pull Baker off the job and cancel the contract with the dredging company.

Pro's

- Stop spending $$

Con's

- We are o[illegible] down the road.
- Spoil pits aren't complete
- Baker and Coastal Dredging would/could move on to another jobs
- Would probably cost more in the long run.
- We're weeks away from completion.

Board Recommendation

Proceed with Caution

Definition: Complete the spoil pits with Baker, spending no more than $1.3M and providing 155,000 +/—cubic yards of space in the pits. **Stop the dredging from beginning for now.**

Pro's

- Re-evaluate and confirm the cost to dredge.
- Time to raise additional $$
- Dredging could be completed next winter.

Con's

- Do we risk creating "Wetlands" in Big Buck Creek?.
- Would have to re-bid the dredging part of the project. Costal could move on.
- Would probably cost more in the long run.
- We are only kicking the issue down the road.

Keep Going

Definition: Complete the spoil pits and begin dredging ASAP. The next decision would be how much material to remove from the Lake.

Pro's

- Deal with the issues now.
- Dredging is done for ten-years.
- Plans are in place to proceed.
- Probably least expensive in the long term.

Con's

- Special Assessments are required now.
  - $15K for 75,000 CY.
  - $18K for 100,000 CY.
  - $21.5K for 125,000 CY.
  - $25K for 150,000 CY.
- Dredging would begin in May and last into the summer.

Special Stockholders Meeting – March 23rd

How we voted:

Keep Going

Definition: Complete the spoil pits and begin dredging ASAP. The next decision would be how much material to remove from the Lake.

Pro's

- Deal with the issues now.
- Dredging is done for ten-years.
- Plans are in place to proceed.
- Probably least expensive in the long term.

Con's

- Special Assessments are required now.
  - $15K for 75,000 CY.
  - $18K for 100,000 CY.
  - $21.5K for 125,000 CY.
  - $25K for 150,000 CY.
- Dredging would begin in May and last into the summer.

A lot has changed!

Do we still feel the same way?

Overall Site

Friday, April 12th:

Dredging Update – (estimates)

Summer 2023 Measurements:

• Buck Creek Basin	98,596 cubic yards
• Little Buck Creek Basin	34,987 cubic yards
• Caretaker's Cove	19,982 cubic yards
Total	**153,565 cubic yards**

- **Coastal Dredging quote:**
  - $125,000 mobilization fee
  - $35,000 crane rental fee
  - $7.50 per cubic yard to dredge

Coastal has a job lined up starting in September; if they dredge next winter or later, they proposed the following:

- $125,000 mobilization fee
- $35,000 crane rental fee
- **$9.00 per cubic yard** to dredge

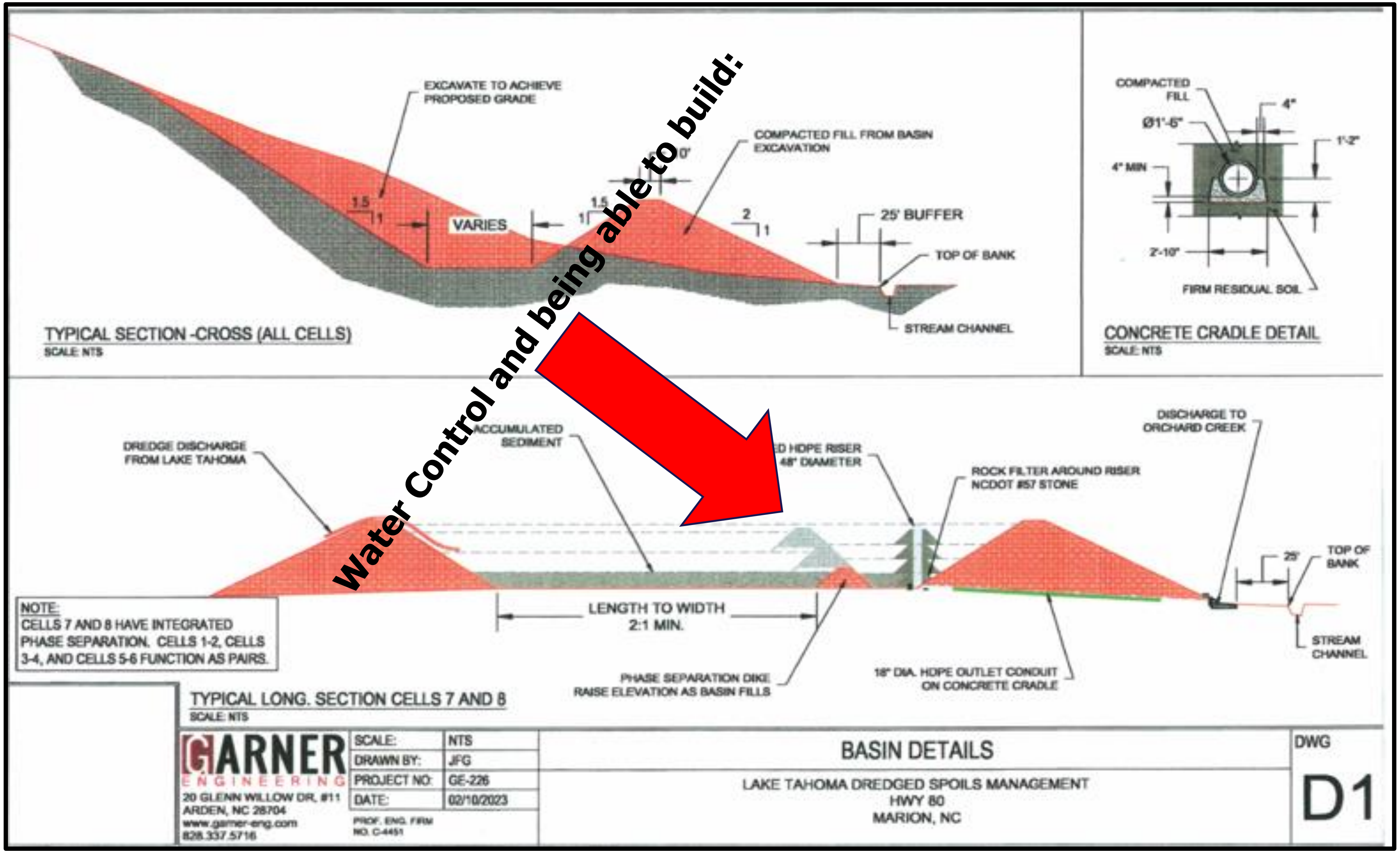
What's Changed since the March 23rd meeting?

What has the Board done?

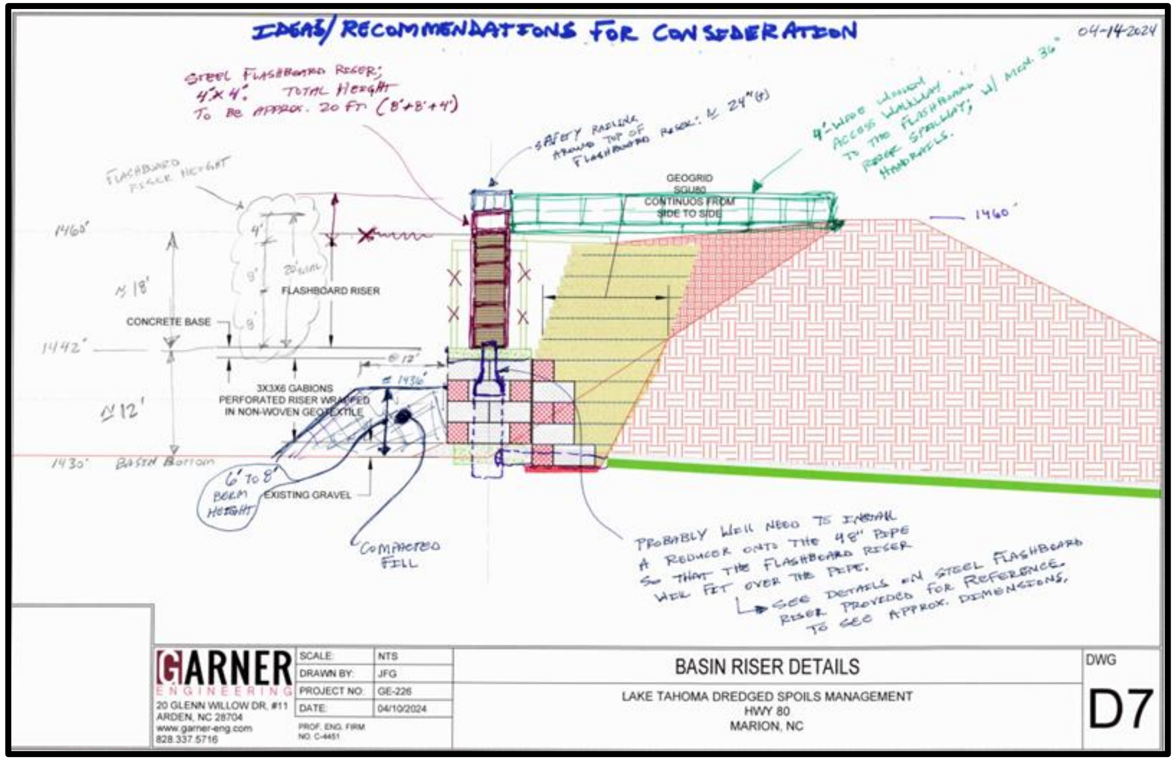
Timeline of Meetings:

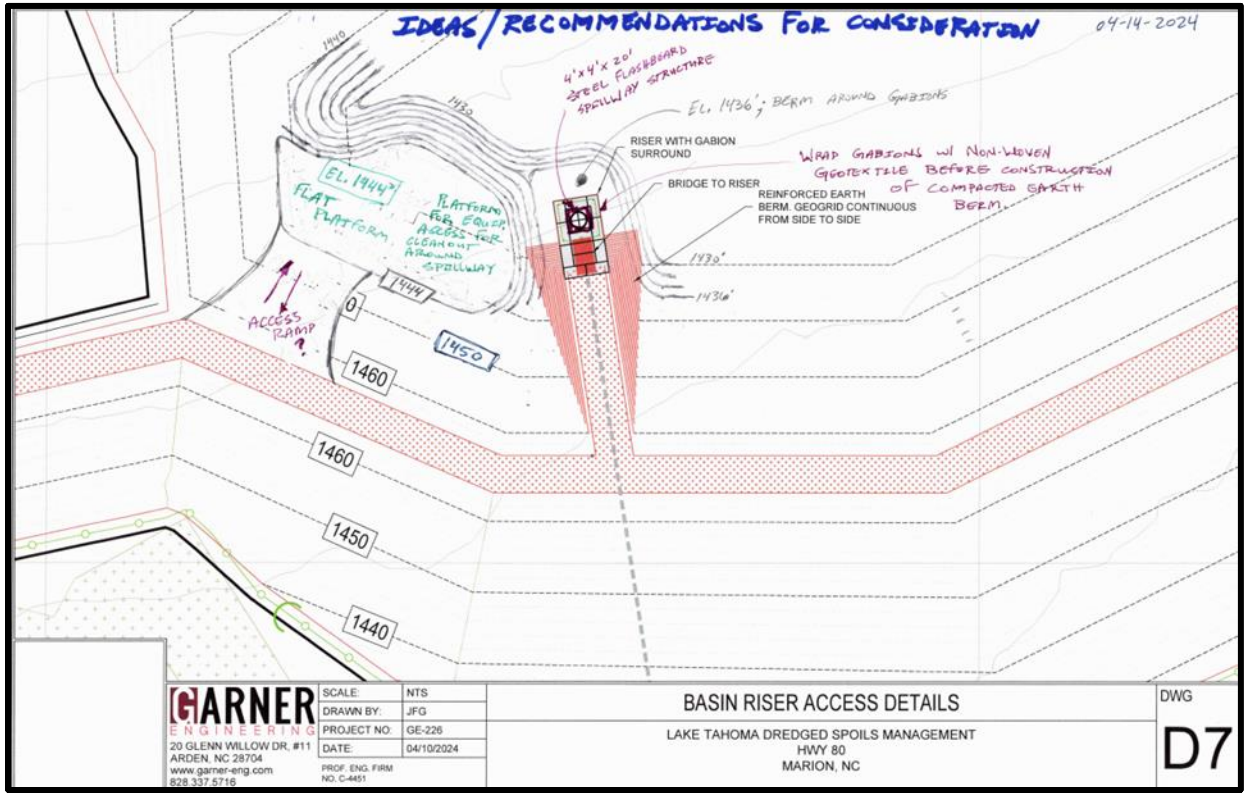
- **March 23rd:** Special Dredging Stockholders Meeting held.
- **March 25th:** I requested up–to–date billing information from Bob Cottam, but I never received it. However, I learned that as of March 29th, we were at $1.1M in cost with Baker.
- **March 29th:** Board Member Tim Good reached out to a contact in the dredging business, and he recommended we talk with Braxton Kyzer and his partner Mike Kirby from BKDredging, engineers from Coastal South Carolina who specialize in dredging projects on the coast. We held an hour-long discovery Zoom call.
- **April 1st:** We received a proposal for consulting on our project from BKDredging- $6,200.
- **April 1st:** The Board met and discussed the project. They agreed that I should meet with Baker (the Grading Contractor) and engage Braxton. The meeting is set for the afternoon of April 3rd.
- **April 3rd:** Ryan Mount and Mark Ayers met with Baker and realized they were also frustrated. They indicated a lack of information, direction, and communication but a willingness to work together to complete our project.
- **April 3rd:** With prior authorization from the Board, we immediately terminated our Consultant – Bob Cottam.
- **April 3rd :** Tim Good, Jean Ponder, Tim Mount, and Mark Ayers met with BKDredging for several hours to discuss and walk the project.
- **April 4th :** Tim, Jean, Ryan, and Mark met with BKDredging for breakfast and discussed their findings. They indicated an issue with the design and control of water during actual dredging. They agreed to meet with our engineer, John Garner, and did so that afternoon.
- **April 5th:** We held a Zoom call with Baker, John Garner, and BKDredging and asked Baker to focus on Cells 5 and 6 while the engineers formulated a plan to address the water flow.
- **April 8th:** The Board met and agreed to 4 things:
  - Seek a proposal from BKDredging
  - Pay Baker $300K of their bill, subject to review
  - Inquire about testing Cell 7 to ensure it will hold
  - Request a proposal from Coastal on postponing dredging to fall or next year
- **April 9-11th:** Baker focused on Cell 5&6 while the engineers worked out a solution to control the water
- **April 12th:** Zoom call with Baker and Garner Engineering and agreed to continue to focus on Cell 5&6.
- **April 14th :** Gardner received several recommendations received from BKDredging.
- **April 15th :** Board meeting Zoom call to update everyone on the project and prepare for the April 20th Special Stockholders meeting

Original Design



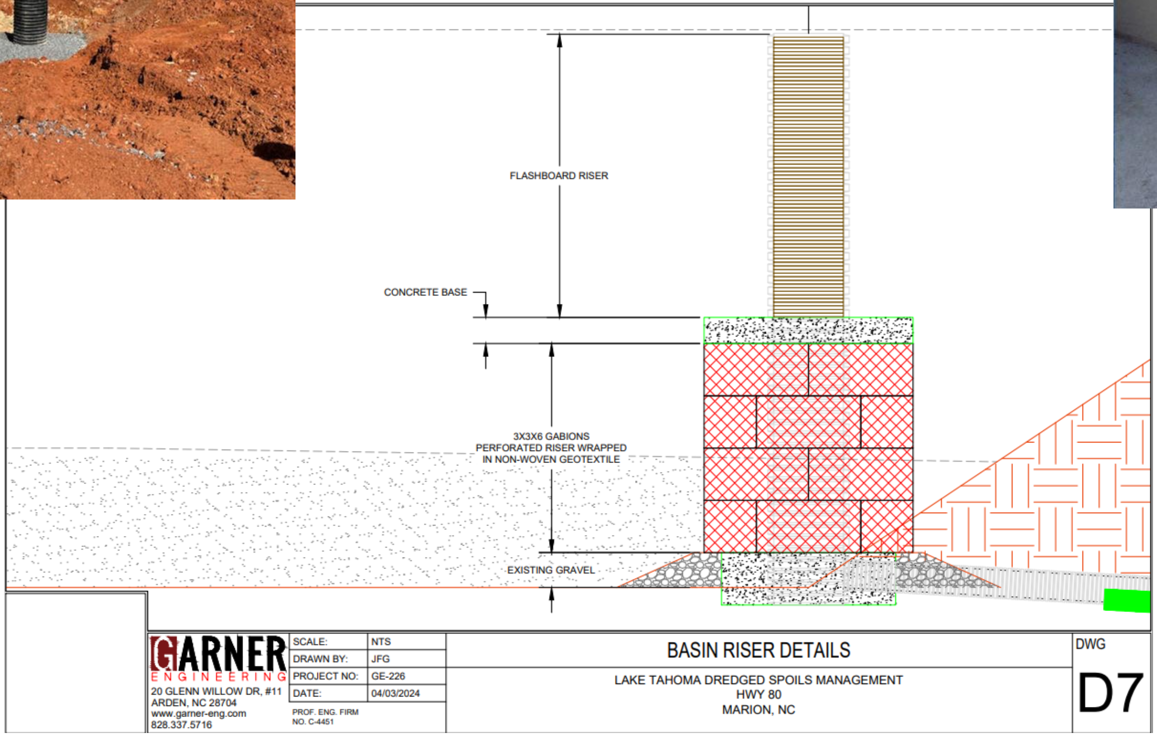
BKDredging Recommendations:





Recommendations/Thoughts:

- Water flow control
- Concern about the separation of materials
- Long-term safety


FLASHBOARD RISER
CONCRETE BASE
3X3X6 GABIONS
PERFORATED RISER WRAPPED
IN NON-WOVEN GEOTEXTILE
EXISTING GRAVEL
GARNER ENGINEERING
20 GLENN WILLOW DR, #11
ARDEN, NC 28704
www.garner-eng.com
828.337.5716
SCALE: NTS
DRAWN BY: JFG
PROJECT NO: GE-226
DATE: 04/03/2024
PROF. ENG. FIRM
NO. C-4451
BASIN RISER DETAILS
LAKE TAHOMA DREDGED SPOILS MANAGEMENT
HWY 80
MARION, NC
DWG
D7

Estimated Cost of pits as of April 15th:

Cell Construction:

Expenses					Totals
COMPANY NAME	YE 6/30/22	YE 6/30/23	YE 6/30/24 YTD	YE 6/30/25	
BROWN CONSULTANTS					$ -
BRIGMAN GROUP					$ -
PORUS LLC	$ 13,602.00	$ 10,766.55	$ 36,645.89		$ 61,014.44
CLEARWATER ENVIORNMENTAL	$ 5,997.40		$ 22,000.00		$ 27,997.40
MAPPING NETWORK			$ 21,050.00		$ 21,050.00
MILLER ENGINEERING	$ 9,094.80				$ 9,094.80
RSK MOUNTAIN CONTSTRUCTION					$ -
BAKER LANDSCAPING AND DESIGN			$ 1,100,000.00		$ -
LAND RESOURCE	$ 100.00				$ 1,100,000.00
GARNER ENGINEERING			$ 27,372.50		$ 27,372.50
ENGLISH TRUCKING					$ -
SUTTLES SURVEYING	$ 25,368.00				$ 25,368.00
DEQ (permits)			$ 3,900.00		$ 3,900.00
Tax Payment on Timber Income			$ 19,631.00		$ 19,631.00
Other		$ 3,245.50			$ 3,245.50
	$ 54,162.20	$ 14,012.05	$ 1,230,599.39		$ 1,298,673.64

Estimates: 4.15.24:		CY	ESTIMATED FUTURE COST
Cell construction	$300,000		$ 300,000.00
Mapping Inc.			$ 25,000.00
BKDredging			$ 35,000.00
Engineering.			$ 40,000.00
			$ 400,000.00
Current Total Project Cost:			**$ 1,698,673.64**

$1,700,000

Cost Update:

Construction of Pits:

Consultants:	$ 300,000
Baker:	$ 1,400,000
Total:	$ 1,700,000
Total Approved:	**$1,300,000**
Short:	$ 400,000
Coastal Dredging:	$?

$7.50 Per CY

Cubic Yards	Cost per CY	Cost to Dredge	Mobilization	Total	Pit Cost	Total	51 Stockholders
75,000	$ 7.50	$ 562,500	$ 160,000	$ 722,500	$ 400,000	$ 1,122,500	$ 22,009.80
100,000	$ 7.50	$ 750,000	$ 160,000	$ 910,000	$ 400,000	$ 1,310,000	$ 25,686.27
125,000	$ 7.50	$ 937,500	$ 160,000	$ 1,097,500	$ 400,000	$ 1,497,500	$ 29,362.75
150,000	$ 7.50	$ 1,125,000	$ 160,000	$ 1,285,000	$ 400,000	$ 1,685,000	$ 33,039.22

$9.00 Per CY

Cubic Yards	Cost per CY	Cost to Dredge	Mobilization	Total	Pit Cost	Total	51 Stockholders
75,000	$ 9.00	$ 675,000	$ 160,000	$ 835,000	$ 400,000	$ 1,235,000	$ 24,215.69
100,000	$ 9.00	$ 900,000	$ 160,000	$ 1,060,000	$ 400,000	$ 1,460,000	$ 28,627.45
125,000	$ 9.00	$ 1,125,000	$ 160,000	$ 1,285,000	$ 400,000	$ 1,685,000	$ 33,039.22
150,000	$ 9.00	$ 1,350,000	$ 160,000	$ 1,510,000	$ 400,000	$ 1,910,000	$ 37,450.98

How do we pay for it?

Keep Going

$7.50 Per CY								
Cubic Yards	**Cost per CY**	**Cost to Dredge**	**Mobilization**	**Total**	**Pit Cost**	**Total**	**51 Stockholders**	**Special Assessment**
75,000	$ 7.50	$ 562,500	$ 160,000	$ 722,500	$ 400,000	$ 1,122,500	$ 22,009.80	**$ 22,000.00**
100,000	$ 7.50	$ 750,000	$ 160,000	$ 910,000	$ 400,000	$ 1,310,000	$ 25,686.27	**$ 26,000.00**
125,000	$ 7.50	$ 937,500	$ 160,000	$ 1,097,500	$ 400,000	$ 1,497,500	$ 29,362.75	**$ 29,000.00**
150,000	$ 7.50	$ 1,125,000	$ 160,000	$ 1,285,000	$ 400,000	$ 1,685,000	$ 33,039.22	**$ 33,000.00**

$9.00 Per CY								
Cubic Yards	**Cost per CY**	**Cost to Dredge**	**Mobilization**	**Total**	**Pit Cost**	**Total**	**51 Stockholders**	**Special Assessment**
75,000	$ 9.00	$ 675,000	$ 160,000	$ 835,000	$ 400,000	$ 1,235,000	$ 24,215.69	**$ 24,000.00**
100,000	$ 9.00	$ 900,000	$ 160,000	$ 1,060,000	$ 400,000	$ 1,460,000	$ 28,627.45	**$ 29,000.00**
125,000	$ 9.00	$ 1,125,000	$ 160,000	$ 1,285,000	$ 400,000	$ 1,685,000	$ 33,039.22	**$ 33,000.00**
150,000	$ 9.00	$ 1,350,000	$ 160,000	$ 1,510,000	$ 400,000	$ 1,910,000	$ 37,450.98	**$ 37,500.00**

Special Assessment: How much & when?
Payment Due: June 1, 2024 *
Vote by April 20, 2024

* The amount can be financed – we asked for $1M. It would be another appraisal and some additional cost. The cost would be per-Stockholder, and the interest rate would be Prime – Currently 8.5%

Questions

How do we pay for it? – 1st Vote

Keep Going

Proceed with Caution

$7.50 Per CY	
Cubic Yards	**Special Assessment**
75,000	$ 22,000.00
100,000	$ 26,000.00
125,000	$ 29,000.00
150,000	$ 33,000.00

$9.00 Per CY	
Cubic Yards	**Special Assessment**
75,000	$ 24,000.00
100,000	$ 29,000.00
125,000	$ 33,000.00
150,000	$ 37,500.00

Special Assessment: How much & when?
Payment Due: June 1, 2024 *
Vote by April 20, 2024

* The amount can be financed – we asked for $1M. It would be another appraisal and some additional cost. The cost would be per-Stockholder, and the interest rate would be Prime – Currently 8.5%

How do we pay for it? – 2nd Vote

Keep Going

$7.50 Per CY	
Cubic Yards	Special Assessment
75,000	$ 22,000.00
100,000	$ 26,000.00
125,000	$ 29,000.00
~~150,000~~	~~$ 33,000.00~~

$9.00 Per CY	
Cubic Yards	Special Assessment
75,000	$ 24,000.00
100,000	$ 29,000.00
125,000	$ 33,000.00
~~150,000~~	~~$ 37,500.00~~

$7.50 Per CY	
Cubic Yards	Special Assessment
75,000	$ 22,000.00
100,000	$ 26,000.00
125,000	$ 29,000.00

Use one or the other ballot!

☐

☐

☐

Special Assessment: How much & when?
Payment Due: June 1, 2024 *
Vote by April 20, 2024

* The amount can be financed – we asked for $1M. It would be another appraisal and some additional cost. The cost would be per-Stockholder, and the interest rate would be Prime – Currently 8.5%

How do we pay for it? – 2nd Vote

Proceed with Caution

$7.50 Per CY	
Cubic Yards	Special Assessment
75,000	$ 22,000.00
100,000	$ 26,000.00
125,000	$ 29,000.00
~~150,000~~	~~$ 33,000.00~~

$9.00 Per CY	
Cubic Yards	Special Assessment
75,000	$ 24,000.00
100,000	$ 29,000.00
125,000	$ 33,000.00
~~150,000~~	~~$ 37,500.00~~

$9.00 Per CY		
Cubic Yards	Special Assessment	
75,000	$ 24,000.00	☐
100,000	$ 29,000.00	☐
125,000	$ 33,000.00	☐

Use one or the other ballot!

Special Assessment: How much & when?
Payment Due: June 1, 2024 *
Vote by April 20, 2024

* The amount can be financed – we asked for $1M. It would be another appraisal and some additional cost. The cost would be per-Stockholder, and the interest rate would be Prime – Currently 8.5%

THANK YOU!!! What an amazing place!