

The annual meeting of the Indian Lake Owners Association was held in the American Legion Hall July 21, 1979.

The meeting was called to order by Kenneth Mann, President of the Board, at 10:08 a.m. with 69 members present, including all 7 members of the Board. These are: Kenneth Mann, Travis Sheffiled, George Masters, Bernard Martignoni, Albert Seymour, Charles Wells, and Milton Young.

The invocation was given by Travis Sheffiled. President Mann introduced special guests.

Mr. Kirby Meyer, of the engineering firm of Snowden & Meyer in Austin, was introduced. This firm had been recommended to the Board of Directors by the Water Quality Board. Mr. Meyer had a series of overhead slides to illustrate the condition of the dam and to show what recommendations his firm felt necessary to alievate the problem faced by the Association. Myer pointed out that the dam had been originally constructed in 1962 and raised in 1972. There has been a history of slips, slides and seepage involving this structure. In March, 1977 there were at least three problem areas in the dam. Shortly after this, earthwork was done to make a 3:1 slope. The Northern half seems to be free from trouble. His firm felt that the cause of the recent trouble stemmed from the fact that the low flow pipe had been broken. This was allowing approximately 500 gallons of water per minute to flow, causing serious threat to the structure. A professional diver was hired and after some difficulty, managed to put a temporary cap on the inlet side of the low flow pipe. This temporary measure has stabalized the slide at this point. Meyer stated that his firm recommended the following things be done:

1. Permanently plug the low flow pipe
2. Temporarily lower lake level to elevation 358 (5') using a 12" siphon system
3. Install sub-drainage network perpendicular to dam axis
4. Verify effectiveness of drains with prezometers adding drains if necessary.
5. Flatten down-stream slope to 3:1

Cost estimate for the above recommended steps was broken down as follows:

Plug pipe	\$ 1,715
Siphon	4,320
Sub-drainage	19,060
Earthwork	7,500

Engineering fee	5,000
15% Contingency	<u>5,605</u>
TOTAL	\$43,200

After Mr. Meyer's presentation, the floor was open for questions. President Mann stated that the Board could assess \$62 - \$70 per property owner to raise the necessary funds for this project. He stated that he would have to check the legality of this method. Warren Jackson moved that the Board be authorized to proceed with plans for the repair to the dam and to obtain the necessary funds by assessing each property owner. The motion was seconded by Mildred Normant and discussion followed. According to the by-laws it is necessary for the board to agree and then have the consent of 2/3 of the property owners. It was pointed out that with 200 delinquent owners, this would not be possible. Alice Quinn, attending in Attorney Odiorne's place, advised that it would be necessary to ammend the by-laws to handle this situation. Jackson and Normant withdrew their motion and second from consideration at this time and there was a recess to enable the Board of Directors to meet.

The General meeting resumed and Treasurer Davison advised that Article II of the by-laws for the Indian Lake Owners Accosication had been amended to read:

"There shall be no initiation fees. The Board of Directors by unanimous vote of the entire Board, plus two-thirds of the members present and voting at any general meeting of the members held under the provisions of these by-laws may from time to time assess additional dues and assessments."

At this time it was the unanimous recommendation of the Board of Directors that the dam be repaired as outlined by the Consulting Engineer firm and that each property owner be assessed an amount that will cover said repairs. Board then offered a Resolution to this effect for the vote of the members present. Voting slips were passed out by ballot committee chairman Charles E. Smith. While the voting was in progress, President Mann voiced his appreciations to all of those who were so helpful during the recent dam crisis.

Results of the voting showed:

53	For the Assessment
4	Against the Assessment

Billie Owens, Chairman of the Architectural Committee reported that there were 126 structures at Indian Lake at the present time. This includes travel trailers, mobile homes, homes and metal buildings. Previously there had only been 46 applications on file. Correspondence was sent out and he received 42 replies. This brought the records fairly up to date. A discussion of property being rented out followed.

Motion by Warren Jackson to dispense with the reading of the 7-15-78 meeting minutes. Seconded by Ken Bennett and carried unanimously.

Financial report was read by Treasurer Bill Davison with copies provided for each member. Carolyn Wilkerson moved, seconded by Wayne Preece, that the financial report be accepted. All Yes; None No.

President Mann reported some things that had been accomplished during the past year. Special recognition to Beautification Committee for work they had done. Comments on audit report.

OLD BUSINESS:

Appreciation expressed to current Board for a job well done

Trout lines and restocking. Trout lines prohibited

Security - No way Association can provide security officer. Recommend calling local Constable or Police

Lake Level - Discussion of lake level during dam repair

Cows - Texas is not an open range state. Fences are required

NEW BUSINESS:

Speed limit signs - This would help traffic control, but streets are owned by County

Fast boats - Boats are restricted to 10 h.p. or lower. Request made to have decals for all authorized boats

Election of three people for positions on Board of Directors for 3 year term next order of business. All persons to be nominated must furnish signed statements to the effect that if elected, they are willing to serve and will do so to the best of their ability. These statements will become a permanent part of these minutes.

Nominating Committee Chairman, Billie Owens, presented the following names for consideration:

Milton Young

Ervine A. Nickle

George Masters

Nominations received from the floor:

Warren C. Jackson

Rita Maughan

James Evans

George Adkins

Miriam Treadway

Myrtle Trousdale

Warren Jackson moved that the nominations cease. Seconded by Ken Bennett.
Motion carried.

Ballots passed out by Chairman Smith. While voting proceeded, President Mann noted that a letter had been received from Mrs. Treadway:

"July 19, 1979

I.L.O.A. Board Members,

The greatest year round need for Indian Lake is to have the grass kept mowed. My suggestion is that we buy a mower for this need. What about the rocks which will cause damage to the mower? Why not pick up the big ones. We have done this on our property, and with everyones help, it is not impossible. This fall, we should burn the grass on the shoulders and in the parks. The Forrestry Service in La Grange will be glad to assist us with this project. The rocks will then be exposed, the fire hazzard will be less, and the weeds will be at a minimum when spring comes. I believe the maintenance man who has been hired will take care of this project, but this and other jobs should be outlined and deadlines given. I do believe that the three board members who are breaking some restrictions, should set a good example and 'mend their fences.'

Sincerely,

(Signed)

Miriam Treadway"

This letter will be referred to the Board of Directors for action.

Computation of ballots made with the following results:

Milton Young	44
Ervine A. Nickle	30
George Masters	32
Warren C. Jackson	18
Rita Maughan	4
James Evans	13
George Adkins	9
Myrtle Trousdale	7
Miriam Treadway	4

The three elected board members will be: Young, Nickle and Masters.

Meeting adjourned at 1:10 p.m.

Respectfully submitted,

Norma Anderson

Norma Anderson,
Acting Secretary

INDIAN LAKE OWNERS ASSOCIATION
P O BOX 808

SMITHVILLE, TEXAS 78957

DEAR MEMBER,

On July 21, 1979, at the annual meeting of the Indian Lake Owners Association a majority of the members present faced a choice of repairing the dam or draining the Lake, a choice mandated by the State Water Rights Commission. They voted to repair the dam and assessed each member \$75.00 to cover the cost of this repair. The repair was undertaken in order to preserve the value of your property and your investment.

All members were notified of this assessment in August 1979. An option of making payment in one, two, or three installments was offered. Over 90 days has expired since this notification and our records indicate your account has a total of \$75.00 or the balance still owing and past due.

Work is continuing on the dam and bills are being paid. Make a special effort to mail your assessment today. On January 1, 1980 a list of all property owners that have not satisfied this assessment will be turned over to the Associations Attorney for collection and processing a lien on your property. Save the Association and yourself this extra expense by immediately fullfilling your obligation.

Indian Lake Owners Association
K. Mann, President
Board of Directors

19 November 1979

William H. Rishie
5018 Wyandotte
Houston Texas 77040

Balance Due \$ 75.00

The Board of Directors for Indian Lake Owners Association met in Special Session 7-21-79. The meeting was called to order at 11:35 a.m. with all seven members present - Mann, Sheffiled, Masters, Martignoni, Seymour, Wells and Young.

Discussion was held concerning amending Article II of the by-laws. Travis Sheffiled moved that Article II be amended to read:

"There shall be no initiation fees. The Board of Directors by unanimous vote of the entire Board, plus two-thirds of the members present and voting at any general meeting of the members held under the provisions of these by-laws may, from time to time assess additional dues and assessments."

Seconded by Albert Seymour.

All Yes

None No

Meeting adjourned.

Meeting reconvened at 11:58 a.m. with all members again present. Sheffiled moved that each property owner be assessed amount necessary for dam repair as recommended by engineering firm at the general meeting. Seconded by Masters.

Yes Mann, Sheffiled, Masters, Martignoni, Seymour
Wells, and Young

No None

Meeting adjourned.

INDIAN LAKE OWNERS ASSOCIATION
P.O.Box 808
Smithville, Texas 78957

Dear Property Owner:

The Annual Membership meeting this year(July 1979) was indeed a fateful meeting. Sixty-nine members were present and voting and these members were responsible to make some decisions that had a tremendous impact upon Indian Lake.

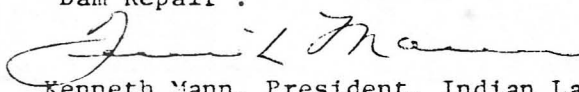
BACKGROUND: A very rainy spring caused the back side of our dam to slough off. A drainpipe(6" diameter) starting in the middle of the lake and running through the dam, was ruptured by this sliding earth somewhere inside the dam. The stream of water resulting from the break removed more of the dam and it was feared for a period of time that the dam would go. An Engineer was called and the first order of business was to stop, temporarily, the water coming through the drain pipe. This was accomplished and the immediate crisis was over. The dam has been severely damaged and is in an unsafe condition. It must be repaired or drained. There are legal ramifications confronting Indian Lake Owners Association, a Corporation of Texas, and each member of that Corporation. Should the dam break, we stand to be grossly negligent for any damage the impounded water causes from the boundaries of the project to the Colorado River.

An Engineer, Mr Kirby Meyer of Snowden & Meyer, outlined the problem and a "cure" at the Annual Meeting. The cure was estimated at costing approximately \$44,000.00 and stressed that action should begin as soon as possible.

With this information the Board of Directors voted unanimously to present a resolution to the floor that we repair the dam and assess each member on a one time basis, an equal amount, to raise the required \$44,000.00. Subsequently the Board of Directors determined that each members fair share would be \$75.00.

As a result of these decisions to save our dam and to protect the value of our property, you are being billed \$75.00 as your share. The payment can be made in 1,2, or 3 installments over a maximum of ninety days.

We are committed. Please make every effort to send your assessment check at the earliest as emergency bills are already beginning to severely deplete our present financial position. We can and we will "whip" this problem and will end up with a better dam in the end. All monies collected will go into a special fund marked for "Dam Repair".


Kenneth Mann, President, Indian Lake Owners Association- Board of Directors
George Masters Travis Sheffield, Vice President
Milton Young
Ervin Nickels
Charles Wells
Albert Seymour

1979-1980 Board members