

INDIAN LAKE OWNERS ASSOCIATION

ANNUAL MEETING

JULY 18, 1987

ANNUAL MEETING - AMERICAN LEGION HALL, SMITHVILLE, TEXAS

Meeting called to order by Acting President Jim McGinnis.

Opening prayer by McGinnis. Pledge of Allegiance said. Introduction of Board Members: George Mick, Kirk Ivey, Joyce Reilly, and Frank Nauman (who was approved to fill in for Mr. Cone's board term).

McGinnis welcomed members and had the new members show hands. Metta Johnson was introduced as the new secretary, replacing Thelma Davison. Johnson read the 1986 annual minutes - approved as read.

George Mick read the Financial statement (copies of statement were distributed). Mick stated the Board had voted to purchase 2 C.D.'s in the amount of \$5000.00 and \$10,000 for 6 months at a local lending institution with the highest interest rate. Mick explained the meeting with Nauman, Mattingly, Mick, and Attorney Gary Reynolds in which delinquent accounts were discussed. There are presently 130 delinquent accounts. Demand letters would be sent after the annual meetings. It is planned to retain Attorney Reynolds on a percentage fee basis to pursue the unpaid accounts by taking them to the Small Claims Court, thereby enabling the Association to place a lien on the debtors' property.

McGinnis introduced Evelyn McKee and Louise Nauman as the Registration Desk Committee. McGinnis appointed Joyce Reilly and Kirk Ivey as Ballot Tellers.

Johnson gave the results of the Nominating Committee. The committee presented Geoff Lumb, Warren Jackson, Todd Helmcamp, and Joe Copeland. Warren Jackson and Geoff Lumb were appointed for one year to fill the remaining terms of Harold Mattingly and Don Morizot. After a motion was duly made and seconded, the appointments were approved by vote of members. Todd Helmcamp and Joe Copeland were elected for three year terms each.

REPORTS OF COMMITTEES:

LAKE AND FISHING: McGinnis reported that the lake was not treated with the Aquathal chemical because the applicator wasn't delivered in time and the water temperature was too high. The chemicals are being stored in Mr. Seymour's garage and the lake will

be treated this Fall. Fishing was reported as good.

POOL AND AREA: Kirk Ivey reported on all the repairs that have been made on the pool - including complete rewiring on the boat dock and the bath house; tile replaced; sand cleaned out of the pump; and the valves replaced. Also, a crack in the bottom of the pool was repaired. The pool attendants, Becky Johanassen and Cliff Kendall are doing an excellent job this summer. Ivey stressed that the expense of the pool was high this year due to the major repairs; however, these repairs will save in the years to come. Ivey stated that next year the pool should be drained and cleaned with boric acid. Ivey stressed that the pool is a major asset to the subdivision.

ARCHITECTURAL - BEAUTIFICATION: Joyce Reilly reported on all the growth and new homes at Indian Lake. Reilly reported on the 4 Sweet Gum trees at the entrance. Two of the trees have been damaged by a motor vehicle and one tree was dug up and stolen. Reilly stressed the need for everyone to do their share in maintaining the area. McGinnis recognized Ms. Reilly's work on the Board as her term has expired. Reilly was also noted for winning the Gardener of the Year award from the Smithville Garden Club.

STREETS AND ROADS: George Mick reported he had talked with County Commissioner Robert Seidel. Seidel stated the roads would be repaired as funds became available. Pot holes have been filled by the County, particularly on Big Bow. Mick stated he would continue to pursue the commissioners to be aware of our needs.

BUDGET: Nauman explained the need to change everyone's thinking that dues were delinquent by June 30. Second notices will be mailed out in April. The computer has made billing much more efficient. Nauman also discussed the 87-88 budget estimate, suggesting that the new Board adopt it as the budget and explaining that a Board member of a committee could obtain money as needed for services or repairs without a Board vote as long as it is within the budget. Nauman stressed that unspent money collected by the Association for the dam repair was designated as a contingency fund and not available to regular operations.

NEW BUSINESS: Mrs. Seymour questioned the legality of conducting a continuous garage sale and reported that one owner on Sun-

dance is having such a sale. A State law restricts ongoing garage sales without tax registration by the State. Also, the Bylaws of the Association restrict businesses to operate out of one's residence. McGinnis said he would write a letter to the offending owners explaining these rulings. It was decided after discussion that no garage sale was happening, just a messy yard.

Mrs. Grubb asked about hiring someone for yard work. Reilly stated her son, Gary, does that work. An owner complained about water-flow problems on his property. The sense of the following discussion was that the County should be contacted about cleaning out the roadside ditches.

The seemingly never ending incidents of vandalism were brought up. Ivey urged all property owners to report all vandalism to the County Sheriff to help the law enforcement persons realize the need for frequent coverage of this area.

Carol Hildman requested some help from the Association in maintaining cul-de-sacs. Johnson suggested making a written request to the Streets and Roads Chairperson, or taking a request to a Board meeting. Seymour stated cul-de-sacs are not the responsibility of the county.

There was much discussion over the proposed landfill site - 35 acres at the old dump site off 153 West. Mr. Sheffield made a motion that we, the Association, should take no legal action, but to voice our opinions at the hearing and then let the legal process take its course. Motion was seconded by Mr. Mann. After discussion, the motion was defeated: 16 for and 22 against. Leona Kauffman made a motion to establish a committee to pursue the matter to fight the dump, to raise funds with money making activities and use those funds to fight the dump. Motion was seconded by James Evans. Motion carried with 36 in favor. McGinnis asked for 7 volunteers to be on the committee. The 7 members are: Leona Kauffman, Joyce Lageman, Oliver Huebner, Lil Voss, Barbara Duhon, John and Carlie Mims, and Jim and Myra Evans. A committee meeting was planned for Sunday, July 19, at 1:00 P.M. at the pool pavilion.

At 1:30 P.M. a motion was made to adjourn the meeting. Motion was seconded, carried, and the meeting was adjourned.

Metta Johnson, Secretary

BOARD MEETING TO ELECT OFFICERS AND APPOINT COMMITTEES

Board meeting was called to order and the purpose stated.

Warren Jackson was nominated as President to complete Mr.

Mattingly's term and was unanimously elected.

Mr. McGinnis to continue as Vice President

Mr. George Mick to continue as Treasurer

Metta Johnson to continue as Secretary

Frank Nauman to continue as Budget and Financial Consultant

Committes appointed:

Joe Copeland - Architectural

Kirk Ivey - Swimming Pool

Todd Helmcamp - Lake and Fishing

Geoff Lumb- Roads, Parks and Utilities

Meeting adjourned.

Metta Johnson, Secretary

July 18, 1987

American Legion Hall

Smithville, Texas 78957

# INDIAN LAKE OWNERS ASSOCIATION

## CONDENSED VERSION OF ANNUAL MEETING MINUTES JULY 18, 1987 - AMERICAN LEGION HALL, SMITHVILLE, TX.

Meeting called to order by Acting President Jim McGinnis. Opening prayer by McGinnis. Pledge of Allegiance said. Introduction of Board Members: George Mick, Kirk Ivey, Joyce Reilly, and Frank Nauman (who was approved to fill in for Mr. Cone's board term). Metta Johnson was introduced as the new secretary, replacing Thelma Davison. Johnson read the 1986 annual minutes - approved as read.

George Mick read the Financial Statement (copies of statement were distributed). Mick stated the Board had voted to purchase 2 C.D.'s in the amount of \$5000 for 6 months and \$10,000 for 1 year at a local lending institution with the highest interest rate. Mick explained the meeting Nauman, Mattingly, and Mick had with Attorney Gary Reynolds in which delinquent accounts were discussed. There are presently 130 delinquent accounts. Demand letters would be sent after the annual meetings. It is planned to retain Attorney Reynolds to pursue the unpaid accounts by taking them to the Small Claims Court, enabling the Association to place a lien on the debtors' property.

Johnson gave the results of the Nominating Committee. The committee presented Geoff Lumb, Warren Jackson, Todd Helmcamp, and Joe Copeland. Warren Jackson and Geoff Lumb were appointed for one year to fill the remaining terms of Harold Mattingly and Don Morizot. After a motion was duly made and seconded, the appointments were approved by vote of members. Todd Helmcamp and Joe Copeland were elected for three year terms each.

### REPORTS OF COMMITTEES:

**LAKE AND FISHING:** McGinnis reported that the lake was not treated with the Aquathal chemical because the applicator wasn't delivered in time and the water temperature was too high. The chemicals are being stored in Mr. Seymour's garage and the lake will be treated this Fall. Fishing was reported as good.

**POOL AND AREA:** Kirk Ivey reported on all the repairs that have been made on the pool. The pool attendants are doing an excellent job this summer. Ivey stressed that the expenses of the pool were high this year due to the major repairs; however, these repairs will save in the years to come. Ivey stressed that the pool is a major asset to the subdivision.

**ARCHITECTURAL-BEAUTIFICATION:** Joyce Reilly reported on all the growth and new homes at Indian Lake. Reilly reported on the 4 Sweet Gum trees at the entrance. Two of the trees have been damaged by a motor vehicle and one tree was dug up and stolen. Reilly stressed the need for everyone to do their share in maintaining the area.

**STREETS AND ROADS:** George Mick reported he had talked with County Commissioner Robert Seidel. Seidel stated the roads would be repaired as funds became available. Pot holes have been filled by the County, particularly on Big Bow. Mick stated he would continue to pursue the commissioners to be aware of our needs.

**BUDGET:** Nauman explained the need to change everyone's thinking that dues were delinquent by June 30. Second notices will be mailed out in April. The computer has made billing much more efficient. Nauman also discussed the 87-88 budget estimate, suggesting that the new Board adopt it as the budget and explaining that a Board member of a committee could obtain money as needed for services or repairs without a Board vote as long as it is within the budget. Nauman stressed that unspent money collected by the Association for the dam repair was designated as a contingency fund and not available to regular operations.

**NEW BUSINESS:** The seemingly never ending incidents of vandalism were brought up. Ivey urged all property owners to report all vandalism to the County Sheriff to help the law enforcement persons realize the need for frequent coverage of this area.

Carol Hildman requested some help from the Association in maintaining cul-de-sacs. Johnson suggested making a written request to the Streets and Roads Chairperson, or taking a request to a Board meeting. Seymour stated cul-de-sacs are not the responsibility of the county.

There was much discussion over the proposed landfill site - 35 acres at the old dump site off 153 West. Leona Kauffman made a motion to establish a committee to pursue the matter to fight the dump, to raise funds with money making activities and use those funds to fight the dump. Motion was seconded by James Evans. Motion carried with 36 in favor. McGinnis asked for 7 volunteers to be on the committee. The 7 members are: Leona Kauffman, Joyce Lageman, Oliver Huebner, Lil Voss, Barbara Duhon, John and Carlie Mims, and Jim and Myra Evans.

At 1:30 p.m. a motion was made to adjourn the meeting. Motion was seconded, carried, and the meeting was adjourned.

Metta Johnson, Secretary