

Indian Lake Owners Association Annual Meeting Minutes

July 16, 1988

American Legion Hall, Smithville, Texas

Meeting was called to order by President Warren Jackson. Opening prayer by McGinnis. Pledge of Allegiance said. Board members present: Jackson, McGinnis, Lumb, Copeland, Ivey, and Mick. Members absent: Karen Kendall. Mr. Jackson welcomed members. Mr. Jackson asked Bill Kauffman to serve as Parliamentarian.

Johnson read the 1987 Annual meeting minutes, including the amendment as follows: "Mr. Mann stated that the Annual minutes did not include a motion that no Association dues money be spent with regards to the landfill site. Mann stated that the motion was made by Sheffield and seconded by Mann and that the motion passed. Secretary Johnson stated that she did not have that motion in her notes and that she had only 2 sets of figures to reflect the 2 motions reported in the Annual minutes. Jackson stated that we seem to have a number of people that remember that motion and that the Annual minutes be amended to reflect that motion." With that amendment noted, the minutes were approved as read.

Mr. Mann requested that a complete copy versus a "condensed" copy of the Annual minutes be mailed out with Annual dues bills in 1989. The Board agreed with Mr. Mann's request and asked the Secretary to do so.

Mr. Jackson introduced the Desk Registration Committee, Joyce Lageman and Barbara Duhon. Leona Kauffman reported on the picnic following the Annual meeting, including all the planned activities and games. Ms. Kauffman's extra work and organizational skills was noted by the Board.

Mr. Mick read the Financial Report (copies were passed out to everyone). Mr. Mick noted the endless efforts and expertise of Frank Nauman, head of the Budget Finance Committee for the Association. Mr. Mick noted Mr. Nauman's work is all on a volunteer basis and how lucky the Association is to have his input. A special thanks was given to Mr. Nauman. Financial statement was approved as read. The 1988-89 Budget was approved by the Association. Mr. Sheffield questioned if Insurance Expense reflected liability insurance and if 2 \$10,000 Bonds are on the people who sign Association checks as required in Article IV in the By Laws. Mr. Mick explained that the figure did not reflect liability insurance coverage and Mr. Mick honestly didn't know if there were Bonds on check signers. The Secretary wasn't aware of the situation either. Mick assured Mr. Sheffield he would see that it was accomplished according to the By Laws. Mr. Sheffield questioned if the Association was filing a franchise tax. Mr. Mann stated that when he was president a franchise tax was filed. Mr. Nauman explained he has not done so, and he has never seen a copy of a filed franchise tax from Indian Lake. Mr. Nauman explained the Association is a non-profit organization and an income tax is filed very year for Home Owners Associations. Mr. Nauman explained that as long as the Association doesn't start money making activities we can continue to claim our non-profit status, consequently there is no need to file a franchise tax.

COMMITTEE REPORTS.

SWIMMING POOL-Kirk Ivey explained all the repairs at the pool this past year, highlighting rebuilding the shower, repairing for the bath house, including painting and a new roof. The lights have all been repaired. The pool had a leak which was also repaired. Ivey explained that next year, the cement decking around the pool could use some work and possibly sanding the bottom of the pool. Ivey noted that the pool activity is quite heavy this year and all are working hard to see that the pool is kept clean. Ivey also asked if anyone would like to sign up to work as a pool attendant substitute this year and to let him know if they are interested in working next year. Ivey noted that vandalism is still a problem at the pool. Mr. Jackson urged everyone to do their part in reporting any vandalism to the Sheriff's Department.

ROADS, PARKS, AND UTILITIES-Mr. Lumb reported that a new bridge had been built to the holding pond, barriers to the entrance of the dam have been repaired, and light reflectors have been installed on the low water crossing on Tejas. Mr. Lumb also reported on the 3 reward signs posted at Indian Lake offering a \$100 Reward for anyone with information leading to the arrest and conviction of anyone convicted of acts of vandalism at Indian Lake. Mr. Lumb also mentioned running a newspaper ad for 4 weeks stating the Reward offer. Mr. Lumb reported that thanks to Loy Nelson, mowing has been done on schedule. Mr. Lumb reported that as an inducement to the county, the Board has voted to spend \$5000 on materials for roads and the county will spend at best \$10,000 on labor and more materials to do as much repair on Indian Lake roads as possible, starting at the entrance and go down Tejas and Big Bow. This work is to start by the end of the month. Mr. Lumb also reported that the Board has had several experts - one from a private firm and a man from the Texas Water & Soil Conservation out to look at the dam for any kind of problems with the dam. Mr. Jackson reported that the "experts" explained although there might be some leakage, it is minor and nothing to worry about at this time. The Board was advised to have all the tree growth removed from the backside of the dam, as tree roots could grow through the dam.

ARCHITECTURAL & BEAUTIFICATION-Mr. Copeland reported on all the new homes built around the subdivision, noting the new homes of Reeves, Lageman, Sunbeck, and Evans. Mr. Copeland also stated that the Board had approved laying water pipe in the entrance area while the area was under road repair. Water lines would help to maintain plants and trees along the entrance road. Mr. Copeland stressed the need for building plans to be approved by the Board and maintaining the Association building restrictions.

LAKE & FISHING-Ms. Johnson reported for Ms. Kendall. Johnson reported that most of the lake has been treated with Aquathal with the help of several Association members. Ms. Johnson also reported the lake had been stocked with 300 pounds of Tilapia - a fish that eats algae and is also good feed for the bass. Tilapia die each year after the temperature falls below 55 degrees, so there is no worry about the fish taking over the lake. The cost of the fish was \$300. Johnson also reported that the Board has discussed hiring a lake management service in order to properly maintain the lake and Ms. Kendall was in the process of getting an estimate to the Board. Mr. Ambrose felt that the Aquathal was not effective - particularly in its application and believing the job is just too much for the property owners to do themselves. He stressed the need to provide money to a commercial service to maintain the lake properly. Mr. Ambrose stressed the lake is as important as the swimming pool and funds should reflect accordingly. Mr. Nelson spoke out agreeing with Mr. Ambrose. Mr. Seymour also stressed the need for re-stocking the lake and providing feed for the fish. Mr. Seymour complained that the Tilapia will take over the bass spawning beds and be harmful for the bass population. Mr. Seymour also asked that the Ariation timer be checked on. Mr. Jackson stated that the decision to re-stock the Tilapia next spring would be up to the

Board. Mr. Jackson also suggested fertilization of the lake as a means of weed control and as a good way of feeding fish.

BUDGET & FINANCE-Mr. Nauman noted the source of funds in the 88 Budget, of \$27,500 is more than the combined dues for the period shown. He stated that the Board was hopeful some of the lots the Association has acquired will be sold adding income. Also he noted that the 1988 Budget Accounts Receivable figure of \$14,689 is not reflected in the Total Liability & Fund Balance of \$47,518.95, stressing that the Association is working at collecting owed dues. Mr. Nauman explained the Board presently is contracting with Clegy Brush Associates, \$15 for each correct address, noting that it is significantly cheaper than paying to find someone through publication. Mr. Nauman also noted the savings reflected in the Trash/Garbage Total and credited George Mick with contracting a new and good service for trash pickup. Mr. Nauman stated there has been 4 Indian Lake lots foreclosed on July 5, 1988 at the Bastrop County Courthouse, noting that the Judgements had been filed prior to August of 1984. Mr. Jackson thanked Mr. Nauman for all his dedicated work for the Association.

Report of the Nominating Committee was given by Metta Johnson, stating that the committee selected Mr. Art Ambrose, Mr. Jack Lageman and hoped to re-elect Mr. Geoff Lumb, all for 3 year terms, ending in July 1991. The committee also asked that Association to confirm the Boards appointment of Karen Kendall to fill the Lake & Fishing position, a 2 year term. After discussion, Karen Kendall was approved for a 2 year term on the Board. Motion passed 42 for, 17 against. Joe Coepland and Jim Ginnis were appointed ballot tellers. Nominated from the floor by Mr. Mann was Travis Sheffield. With no other nominations the 3 names from the nominating committee and Travis Sheffield were voted on for the 3 open positions. Totals were as follows: Geoff Lumb, 65; Art Ambrose, 64; Jack Lageman, 44; and Travis Sheffield, 31. The 3 new Board members are Lumb, Ambrose and Lageman.

Keona Kauffman gave a report on the proposed landfill site near Indian Lake. (See attachment) Ms. Kauffman and the CAPS Committee was commended by Mr. Jackson for their immeasurable work in opposing the landfill. Mr. Jackson said he felt Ms. Kauffman deserved a big thanks from the Indian Lake Association.

NEW BUSINESS-Mr. Jackson discussed the proposed Amendment I & II to the Articles of Incorporation of the Indian Lake Owners Association. (Amendment was mailed with Annual Meeting Notice to all property owners.)

Mr. Jackson announced that the Secretary had copies of a current list of property for sale, including lots owned by the Association and lots presently undergoing litigation, if anyone wanted to pick one up.

Leona Kauffman made a motion that the Association allocate up to \$3,000 for the purpose of funding legal and technical services expenses relating to opposition to the proposed Bastrop County Dump on 35 acres adjacent to Indian Lake. These funds will be disbursed upon authorization of the Board of Directors when they are in receipt of billings from professional legal and technical experts. Funds will be disbursed through CAPS. Motion seconded. Mr. Mann read from "Roberts Rules of Order" - Item #39 members acting in their own rights may exercise their full rights of citizenship in behalf of any party candidate but the Association, always non partisan and free of other discriminating practices in exercising a members right of individual citizenship, every precaution should be observed in preventing the use of the official title of this Association. Mr. Mann stated that there can be no vote because it would be illegal. Mr. Nauman stressed that the Association could not take to receiving bills to be paid by the Association from the CAPS Committee, however the Association could donate funds to the committee. Ms. Kauffman amended her motion to reflect that the Association would donate the money to CAPS rather than paying CAPS professional services. Mr. Sheffield stated that the 1987 Annual meeting minutes reflect that the Association voted to spend NO Association money to fight the dump and the Annual meeting is not the place to ask for money to continue CAPS activities. Mr. Jackson questioned if this issue could be legally acted upon. The question was raised if a group can vote again on the same issue a past group of people voted against. Mr. Sheffield made a motion to table the motion. Ms. Kauffman withdrew her motion. Mr. Jackson was commended for his work on the Board. A motion was made for adjournment, and seconded. Meeting was adjourned.

INDIAN BOARD MEETING-following the Annual Meeting, July 19, 1988.

Meeting called to order.

Board positions were elected.

President - Joe Copeland

Vice-President - Kirk Ivey

Treasurer - George Mick

Lake & Fishing - Karen Kendall

Roads & Parks - Geoff Lumb

Swimming Pool - Jack Lageman

Architectural & Beautification - Art Ambrose

Johnson then reported on the Edward Walker lot who was recently notified of small calin court he would like to sign his lot over to the Association and "call it even." The Board agreed to give Mr. Walker \$50 for a signed title to his property.

Mr. Mick read a bid of \$800 to the Association from Randy Hoffart for Lot 163 Section II. After discussion the Board decided to check into the situation further and take Board action at the next Board meeting.

Ivey asked for the Board to consider redecking and painting the concrete around the pool area. The Board agreed to take action when cost is presented. Ivey also reported that David Reeves volunteered to weld guard covers for the pool light fixtures.

No further business. Meeting was adjourned.