

INDIAN LAKE OWNERS ASSOCIATION

\* \* \* \* \*

ANNUAL MEETING, JULY 15, 1989

- MINUTES -

Board Members present: Joe Copeland, Art Ambrose, Karen Kendall, Travis Sheffield, Kevin Mullett, Metta Johnson, and Kirk Ivey.

Absent: None

\*\*\*\*\*

Meeting called to order by President Copeland.

Opening prayer was given by Rev. Alfred Gallmeier, followed by the Pledge of Allegiance to the Flag. Registration desk committee was recognized.

Minutes of 1988 Annual meeting were read by Secretary George Mick. Mrs. Myra Evans pointed out a passage from the minutes that was erroneous, as follows: "Roberts Rules of Order No. 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." With no objections offered, this passage was stricken, and Minutes were approved.

Treasurer Metta Johnson called upon Secretary Mick to give the financial report. Mick noted a drop of \$2,917.69 in total assets when compared to fiscal year 1987-88, stating primary reason for this was increased legal fees and the payment of back taxes on lots acquired by the Association. It was also pointed out that income from dues was dropping because of fewer owners and non-payment, leaving no choice but to reduce the budget for fiscal year 1989-90. Mick also noted that the Association had purchased a computer in the amount of \$1,447.15. There being no objections the financial report was approved as read.

Kirk Ivey reported on the swimming pool, noting that overall pool expenses were below budget for the year. Expense for water was the only item greatly increased, a result of Aqua Water finally repairing the meter. Pool condition was reported as good, with few repairs having been needed. Ivey also noted a decrease in vandalism as compared to previous years.

Art Ambrose reported activities of the Architectural and Beautification, stating that eight new families had moved into the subdivision. He noted that one new home was being built, two mobile homes had been moved in, and three mobile homes had been moved out.

Ambrose reported that 25 owners had been notified that they were in violation of deed restrictions. Most responded by correcting the problem areas. Several owners were filed on but only one remains in litigation. Ambrose concluded by urging all property owners to maintain their property in good condition, to repaint where needed, and to improve the general appearance.

Karen Kendall reported on the lake, indicating that fishing had generally been good, with a recent report of a 9-1/2 pound bass having been caught. Kendall stated that Allen Rudd of Lone Star Lake Management had checked the lake and determined that weed killer should be applied to the lake, estimating the cost of chemicals at \$1,800.00 with \$700.00 more required for application. Board voted to go with this plan, but Rudd later declined to make the application.

Board decided to go ahead and purchase weed killer and apply by volunteers. The lake was treated in late May with weed killer at a cost of \$1,391.40 but results had been only fair. Kendall noted that a budget of \$2,000.00 allows only for minimum lake treatment. She said that additional treatment was needed and would be considered by the Board.

Next order of business was confirmation of appointed board members Kevin Mullett and Travis Sheffield to continue on the board, both filling positions with two years remaining. Their Confirmation was unanimous.

The Nominating Committee, chaired by Kenneth Mann, offered the names of Kirk Ivey and Alfred Gallmeier as Candidates for the Board of Directors. Both candidates offered a brief statement. There were no further nominations from the floor and the two were elected by acclamation.

Proposed changes to the Association By-Laws were discussed, with certain points clarified. (All members had been furnished with copies of by-law changes prior to the meeting.) The Board of Directors was polled in writing regarding these changes and all voted their acceptance.

A motion was made by Kenneth Mann asking that the part changing the date of the annual meeting be deleted. Motion was seconded by Loy Nelson. This motion was voted down by a majority greater than two-thirds.

Ron Duhon then moved that the by-law changes be approved. His motion was seconded by Bill Kaufmann. This motion was approved by a majority greater than two-thirds.

Mrs. Lou Buckholtz, speaking for the Citizens Against Proposed Site (landfill site), addressed the meeting reporting on their efforts in fighting the locating of a landfill adjacent to the Indian Lake Subdivision, urging all to join in helping preserve the local environment. She was followed by Louise Stoerner who offered more data regarding landfill operation by the County. Billie Owens concluded for the CAPS group, stating that the County had not been able to properly operate a landfill and that the site was most unsuitable.

Owens then made a motion that the Association donate \$5,000.00 to CAPS to help defray legal expenses they had incurred. This motion was seconded by Leona Kaufmann.

Discussion followed, with opposition to this motion presented by Kenneth Mann, Harold Mattingly, and Mrs. Turner. Mr. Mann stated he felt this donation would be in violation of By-Laws and suggested the motion be tabled indefinitely by the Board. Mrs. Turner stated she felt that the money held by the Association should to be used only for upgrading within the subdivision, possibly for lake improvement.

Mr. Mann requested that the proxies being used be polled to be sure that no members present had given their proxy for someone else to vote. None represented by proxy were in attendance.

The motion was voted on, passing by a 49 to 23 margin.

Following the vote, a motion was made by Evelyn McKee that there would be no more donations to CAPS. This motion was seconded by Billy Samples. Motion failed 27 to 43.

Another motion was made by Mr. Mann stating that the Association request that the local media refrain from referring the proposed site as the "Indian Lake Landfill", and to simply call it the Precinct 2 Landfill. This motion was seconded by Evelyn McKee. Motion failed 35 to 39.

There being no further business, a motion to adjourn was offered by Mr. Bryant and seconded by Metta Johnson.

At the called Board Meeting following the Annual Meeting, election of officers was held with Joe Copeland re-elected as President, Travis Sheffield as Vice-President, and Alfred Gallmeier as Treasurer. Committee chairs were continued "as is", with Kirk Ivey, Swimming Pool; Art Ambrose, Architectural; and Karen Kendall, Lake and Fish.

Final action was to call a special Board Meeting for July 29th to discuss possible lake treatment.

Meeting adjourned to the Pool Pavilion Picnic.

By: George Vind  
Secretary

# INDIAN LAKE OWNERS ASSOCIATION

## POLICY STATEMENTS

AS APPROVED BY THE BOARD OF DIRECTORS JULY 29, 1989

1. Dues of \$48.00 annually for one or more lots with or without single family residence owned by the same person; lots with additional family residence owned by the same person will be assessed \$48.00 per single family residence.
2. Dogs must be kept within the boundary of owners property. When walking dogs they must be on a leash. No dogs or cats allowed in Pavilion or Pool areas.
3. A 25 mile-per-hour speed limit or posted speed limit will be enforced on all streets in the subdivision.
4. All vehicles must have a current registration and safety inspection sticker to be parked in the subdivision, except as those with Board approval.
5. Houses, mobile homes, campers, travel trailers and storage buildings must be kept in an attractive exterior condition.
6. Trespassers on properties of Indian Lake Owners are liable to prosecution.
7. Trotlines, jug lines, and unattended fishing lines are not allowed in the lake. State of Texas Parks and Wildlife Department fishing laws will be observed on number and length of fish in possession. No motor larger than 10 horsepower will be allowed to power any type watercraft on the lake. No water skiing or jet skiing allowed.
8. Motorized vehicles prohibited on dam, in parks, and in pool areas, except by Board Approval.
9. No firearms will be discharged in Indian Lake Subdivision except for home protection.
10. Boat docks must not exceed 30 feet from normal water line.