

Indian Lake Owners Association
Annual Board Meeting July 24, 2021 – 10A.M.

postponed to

August 14, 2021 – 10A.M.

Indian Lake Pavilion
298 Big Bow
Smithville, TX

- Meeting Minutes-

Call to Order – Architectural Chair Connie McDonald 10:07 AM

Prayer – Brad Williams

Roll Call for Quorum – Connie McDonald: Faythe Cernuch, Connie McDonald, Priscilla Robbins, Doug Watne. All board members were present. A quorum was established. Fifty-three members and guests were present.

Welcome to Members – Architectural Chair Connie McDonald welcomed members and introduced Adrian Thompson from Associa Management. Co. and explained that he would be managing the meeting per parliamentary protocols.

Meeting Minutes – July 25, 2020 Annual Board Meeting Minutes - Treasurer/Secretary Priscilla Robbins

Karen Williams made a motion to accept the minutes. Second by Chris Robbins. Motion carried.

Treasurer Report – Treasurer/Secretary Priscilla Robbins: Balance in savings account is \$16,044.43. The checking account balance is \$32,133.80. Cyndee Wilson made a motion to accept the treasurer's report. Second by Brad Williams. Motion carried.

Committee Reports

Architectural – Connie McDonald: Connie discussed the overall growth of Bastrop County and how with that growth comes new neighbors and new opportunities to put our best foot forward; meaning doing our due diligence to adhere to ILOA's Bylaws & Restrictions and Texas Property Codes as well as working together to continually improve our neighborhood. With the addition of Associa Hill Country Mgmt. and the legal expertise of Winstead Law Firm pursuing ILOAs' most egregious violators, Connie expressed extreme optimism about the future of Indian Lake.

Lakes and Fish – Doug Watne: Doug discussed the maintenance that had been performed on the lake and dam since the previous meeting. Also explained that the algae on lake was due to the summer heat and would dissipate with rain and/or cooler temps. A question was asked about repairing the fishing pier and Doug said it would be discussed at a future bi-monthly meeting. Also there were questions about needing more Carp but Doug felt there was an adequate amount at this time.

Roads and Parks – Connie McDonald: Connie thanked Marilyn Dunn, the volunteers and Clara Beckett for the implementation of the Spring Clean Up which was highly successful.

Swimming Pool – Faythe Cernuch: reported on the myriad of issues that stemmed from the broken underground pipe caused by the severe freeze of 2021 as well as the repairs that were made and the overall condition of the pool. Faythe also spoke about the current contracted pool service and stated they were doing a great job. She also talked about the patio furniture and future plans to update benches and other accessories to improve the overall experience.

Audit Committee Report

Carlie Case stated that the audit could not be completed due to a long list of issues that included but were not limited to incomplete check stubs, contracts not present, Tax document not present, missing supporting documents, documents not in correct folders and etc. These issues were due to previous board members actions not the current board members who were trying to straighten out the records since the loss of the bookkeeper and previous Treasure/Secretary. Carlie offered to come help the board get the records straightened out and to follow up with the audit as soon as the records were ready. Other members on the committee were Mary Cox and Janis Vasek.

New Business

Donation to Smithville Volunteer Fire Department Doug Watne made a motion to donate \$1,000 to the Smithville Volunteer Fire Dept. Seconded by Connie McDonald. Motion carried.

Increase Dues \$50.00 Annually - *(this agenda topic has been removed by unanimous vote by the ILOA Board at a Special Meeting on 8/10/2021)*

Pavilion Account Presentation Connie McDonald said she initially voted for a dues increase of \$50 annually to help offset the expense of repairing or replacing the pavilion which is in dire need. However, she feared some might think the increase was to cover the cost of adding Associa Mgmt. Co. - which would be wrong. Mary Cox had contacted Connie with a great idea instead of a dues increase, instead open a separate account at First Natl Bank, and call it The ILOA Pavilion Acct to raise funds for the pavilion repair/replacement. Mary generously volunteered to donate the initial deposit requirement to open the account and owners that wish to donate may do so knowing exactly where the funds will be spent. Furthermore, we'd like to host several fundraisers for the pavilion account as well. A motion was made to open the Pavilion Acct by Doug Watne and seconded by Priscilla Robbins. Motion carries.

Associa Hill Country Property Mgmt. Adrian Thompson introduced the Associa personnel in attendance: Steve Roebuck and Melissa Horst and their families. Adrian explained how Associa works with clients like ILOA and how ILOA would benefit from the addition. There were numerous questions and concerns from the floor and all were answered candidly by Adrian and/or Steve so that, overall, the membership felt it was worth a try to have hired Associa and were willing to give them a chance to see what they could do to help ILOA.

Old Business

Changes to Bylaws – Connie McDonald - *Tabled due to more critical concerns*

Board of Directors Report - Connie McDonald

Mid-term Directors - Faythe Cernuch & Priscilla Robbins

Expiring Directors Term - Roads & Parks Chairperson

Nominating Committee Nominees - William Triplet Jr

Election of Officers & Directors - Adrian Thompson

Due to new Texas Legislation (June 2021), the Architectural Control Chairperson position had to be eliminated and a committee of not less than 3 association members in good standing were needed to comprise an Architectural Control Committee.

With 3 volunteers from the floor, Christopher Robbins, Rosa Randolph and Bobby Williams to fill the 3 ILOA Architectural Control Committee Positions, Adrian asked for a vote to accept these 3 members as the 2021 ILOA Architectural Control Committee – there was unanimous approval.

Architectural Control Committee:

Christopher Robbins

Rosa Randolph

Bobby Williams

Nominations from the floor – De’Andrea Vines; Aaron Fryberg.

With just enough volunteers being nominated and/or volunteering to fill the 7 ILOA Board Positions, Adrian asked for a vote to accept these 7 members as the 2021 ILOA Board of Directors – there was unanimous approval.

Executive Session

Session was called to order at 11:38 A.M. by Adrian Thompson. Board positions were determined and voted on by all present to determine new Board of Directors. Session closed at 11:42A.M.

Introduction of New Board Members

Adrian Thompson introduced the new 2021 Indian Lake Owners Association Board of Directors as:

Connie McDonald – President

William Triplet Jr – Vice President

Priscilla Robbins – Treasurer

De’Andrea Vines – Secretary

Faythe Cernuch – Swimming Pool Chairwoman

Aaron Fryberg – Roads & Parks Chairman

Doug Watne – Lake & Fish Chairman

See Attached Addendum to add Connie Skoruppa McDonald & De’Andrea Vines to the Indian Lake Owners Association checking, savings and special fundraising savings accounts to represent the association.

Adjournment Priscilla Robbins made a motion to adjourn and Doug Watne seconded the motion. Meeting adjourned at 11:45 A.M.

Next Bi-Monthly Meeting – August 28, 2021 ~ 8 a.m. PAVILION

Next Annual Meeting – July 23, 2022 ~ 10:00 a.m. LOCATION TBD

Zimmerhanzel’s BBQ + Pot Luck Lunch - Drawing of Door Prizes