

INDIAN LAKE OWNERS ASSOCIATION - BOARD MEETING MINUTES

February 24, 1987, City Hall

The meeting was called to order at 10:10 A.M. by the President of the Board. Members present were: Ivey, Cone, Mick, Mattingly, McGinnis, Reilly, and Johnson. Morizot was absent.

Mr. Mattingly expressed sympathy over the loss of Thelma Davison. The Board approved a \$100.00 memorial to the Smithville Public Library in Thelma Davison's name.

Metta Johnson resigned her position as Treasurer on the Board. She was then approved by the Board for the position of Secretary of the Indian Lake Owners Assoc. George Mick was approved as the Treasurer of the Board.

Minutes of the October meeting were read and approved as read except for two corrections: \$250 for landscaping and 2000 computer forms for billing purposes. The Financial Report was accepted.

Mr. Naumann discussed membership cards, using account numbers instead of Lot numbers. We have 622 accounts. All the yearly dues statements have been mailed out. Membership cards and receipts are being mailed back to paid owners.

There are presently 5 judgments and 14 liens on property with unpaid dues. There was a discussion over what can be done with delinquent accounts. President Mattingly will discuss with Gary Reynolds. Mr. Naumann suggested letting local realtors know when lots are available for sale.

Lake and Fishing Report: There was a discussion over chemical treatment for the lake. Sonar, Carmex and Aquathal were the chemicals discussed. Sonar is not available to the public yet. An aeration kit is available and needed because the pump is malfunctioning. A motion was made by Ivey for funds to repair the aerator. The motion was seconded by Mr. McGinnis and motion carried. It was agreed "No Fishing" and "No Swimming" signs should be posted if needed when treating the lake. Mr. Nelson reported that he had used Carmex around his dock with good results. A committee, composed of Ivey, Seymour, and Mick, will report at the April meeting with treatment information.

Architectural and Beautification Report: Ms. Reilly reported that trash dumping by "outsiders" remains a problem. The Sloan place needs cleaning. Plants are being planted. All the signs at Indian Lake were to be repainted. The Board approved \$100 for labor and materials. The present signs, "Indian Lake Not Responsible for Injuries" covered all areas of the lake. Ms. Reilly reported that 4 Sweet Gum trees were planted at the entrance to the lake. The trees cost \$209.80 and planting labor cost \$13.50. Problems with dogs running loose and problems with enforcing the leash law were discussed. Mr. Nelson suggested hiring a dog catcher. It was decided that would be cost prohibitive.

Roads, Parks & Utilities Report: Mr. Cone talked with County Commissioner about the poor road conditions. Some repairs have been made on some roads. Mr. Ivey in his report on pool maintenance stated that three bids for the electrical work to be done at the swimming pool and bath house had been obtained. A motion was made to accept the \$800 bid from Paul Evans: \$400 to be paid now and \$400 to be paid upon completion of work. Motion seconded by Mr. Cone and approved by the Board. A motion was made by Ms. Reilly that the bath house be painted with paint to be bought when on sale. Motion was seconded by Mick and approved by the Board. Volunteers will be asked to help paint. Mr. Mattingly reported there was a water leak at the water meter. The leak is on Aqua Water lines. A \$15 minimum will be paid until Aqua Water repairs the leak. Mr. Ivy suggested that the diving board should be removed because of the added liability risk. A discussion followed. A motion to remove the diving board was made by Ms. Reilly, seconded by Mick and approved by the Board. Mr. Nelson suggested everyone write their Congressmen about the problem of being unable to get proper insurance coverage by the insurance companies. Mr. Ivey also reported that we need workers for the swimming pool this summer. He suggested hiring "older" persons at the pool. He also reported that the chlorinator was broken and Mrs. Van Sickles had it repaired.

Mr. Mattingly discussed a new mowing contract for 1987. Mr. Nelson gave a bid of \$300 per mow. Time of mowing was to be decided by the Roads, Parks and Utilities Committee.

Mr. Cone resigned his position on the Board due to poor health, effective immediately. Mick will fill in on the Roads, Parks and Utilities Committee until a new Board member can be approved.

There being no further motions or discussions, Mr. McGinnis made a motion that the meeting be adjourned. Ms. Reilly seconded the motion and meeting was adjourned at 12:00 Noon.

INDIAN LAKE OWNERS ASSOCIATION - BOARD MEETING MINUTES

April 25, 1987, City Hall

The meeting was called to order at 10:10 A.M. by the President of the Board. Members present were: Mick, Mattingly, McGinnis, Reilly, and Johnson.

Frank Naumann was appointed as a Board member until the July 18th annual meeting to fill the position left vacant by Mr. Cone's resignation. Ivey was absent. Morizot is no longer on the Board due to not being able to attend Board meetings.

Minutes of the February meeting were read and approved as read. Corrections: there are 602 accounts and labor for painting signs will be \$100 plus the cost of materials. The Financial report was read and approved. Mr. Naumann suggested that we also include in the Financial statement the dues owed to the Association as an asset. There followed a discussion over dues collection, problems with some accounts and the accumulation of past due dues that occurred years ago, resulting in property attachment. With the Board's approval, some uncollectable accounts to be cleared. A list of accounts in this "uncollectable" category to be compiled by Naumann, Mick, Johnson and presented to the Board at the June meeting.

Lake and Fishing Report: Mr. Seymour and Mattingly have ordered the 40 gallons of Aquathal and applicator for weed treatment of 20 acres. Fish are being caught. A request for catfish food was made by Mattingly. McGinnis stated that the larger fish were eating the smaller ones, which eliminates food for the bass. Feeding would help the situation. McGinnis made a motion to provide funds for fish food, which was seconded by Mick, and approved by the Board. If the chemicals

to treat water arrive too late to apply because the water temperature is too high, then treatment will have to be postponed until the fall.

Architectural and Beautification Report: Reilly reported that one of the new Sweet Gum trees had been completely broken off and the fence also broken by vandalism. Mattingly repaired the fence but it still needs to be tightened more. Reilly has tried to contact Fred Guera to repair the fence completely but has been unable to reach him. Trout lines have been seen in the lake. People have been notified that trout lines are illegal, and, when informed, have been very cooperative in removing them. But trout lines need to be cut when they are found. Reilly reported that LaVone Casper has inquired about purchasing the Haskins lot (now repossessed by Hammer) as an access road to her 13 1/2 acres. The Bylaws prohibit the use of property as access roads, but we do have some lots that are being used as access roads. We need to define clearly that Bylaw and make it apply, especially if a situation should arise whereby usage of property as an access road could open to a trailer park. Johnson reported she contacted BFI. BFI is supposed to return the call. We are still having trouble with people dumping trash. A motion was made by Mick to send letters to trash dumping offenders. Seconded by McGinnis. Reilly has the names of the offenders.

Roads, Parks & Utilities Report: Mick talked with Commissioner Seidel. Mowing was discussed. The County would not mow, but would pay the Association approximately \$200/yr. for ^{us} ~~them~~ to mow. Roads would be repaired, as money is available, but no commitments were made. Seidel agreed to "ride the roads" with Mick and look at the problem area. Mick will pursue the situation. It was noted that we can pursue the

issue with Seidel because the school buses travel these roads and that there are 600 tax payers here who should "get something for their money!" The entrance to our land needs work. Mattingly reported that the Wilkerson vehicles were still there. The deputy will not tow them. It was decided that a certified letter be sent to Wilkerson that states that the vehicles need to be moved in 10 days as we need to mow along there, and that we can have a wrecker remove and impound them. The letter is to be signed by all the Board members.

The 1988 budget, with its estimate of expenses and improvements, was discussed. A motion was made that Naumann, Mick and Johnson make up the 1988 budget and have it ready for discussion by the June 13th meeting and be presented at the annual meeting. Motion made by Naumann and seconded by McGinnis.

Johnson reported a conversation with Gary Reynolds concerning collecting back dues. Collection via the Small Claims Court was discussed. Mr. Reynolds expressed a desire to work with the Association on this and stated the breakdown in communication was partly his fault. A meeting with Mick, Naumann, Johnson and Reynolds will be arranged. We need to keep those judgments pending and to notify Judge Warnke concerning the judgments.

Johnson reported on second billing mailed April 1st. We have had reasonably good response. The Board approved the taping of minutes, which provides accuracy in reporting the minutes of meetings. The tapes will be kept as a record. There was a discussion over the TeePee sign that is falling down. Naumann, Mick and Mattingly agreed to help get the sign secured.

Johnson reported on the pool for Ivey. Securing older workers

for the pool has been a problem. None wants to work the schedule. Ivey and Johnson will find pool workers for the summer. Workers should be able to get approval from the high school principal. The Board approved new hours for the attendants: 12 noon - 8 p.m. \$4.00 per hour was also approved for the attendants, whose duties are to include yard work and pool area maintenance.

Mattingly discussed the need for the Association to purchase an answering machine. Johnson discussed the need for the Association to have its own phone line and number which would improve communication with members, businesses, and the general public. Mick made a motion to allow up to \$150 be spent on an answering machine and that a phone line be installed in Johnson's house for Association business. Motion was seconded and approved by the Board.

Mr. Mattingly resigned his position as President, effective today, April 28th, at 12:00 Noon, due to his heavy work load. Mr. McGinnis will be the Acting President until the July Board meeting. We also discussed a nominating committee. Johnson will head the committee and be assisted by McGinnis and Mick.

There were further discussions over filling the 4 vacant board positions being vacated by Mattingly, Cone, Morizot, and Reilly.

Johnson has reserved the American Legion Hall for the annual meeting to be held July 18th. The Board has the option to change the June meeting date if desired. McGinnis moved that the June meeting be hold on the 13th. Mick seconded and that was approved by the Board.

There being no further motions or discussions, McGinnis made the motion that the meeting be adjourned. Reilly seconded and the meeting was adjourned at 12:00 Noon.

INDIAN LAKE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING - JUNE 13, 1987

POOL PAVILION

President Jim McGinnis called the meeting to order at 10:00 A.M. Board members present were: McGinnis, Mick, Ivey, Reilly and Nauman. The April 25th Board meeting minutes were read and approved. The Financial statement was read and approved.

Due to limited time, Mr. Buckhaults spoke prior to the Committee reports. Mr. Buckhaults reported on the proposed landfill site adjacent to Indian Lake property. The County has a 30 year lease on this 35 acre site. Mr. Buckhaults explained that Karen Kendall had heard about the site through rumor, went to Austin to discuss the dump site, and requested a public hearing on the dump. Mr. Buckhaults stated that the dump was hazardous to our health. He reported that wastes from home treated medical patients could be dumped, including the AIDS virus. He said bulldozers would be working constantly, contributing to noise pollution. Mr. Kendall reported that the County expects the landfill to be filled in five years and that the County has options to lease even more land. BFI can even dump in the proposed site. It was also noted that the County employee, who will operate the dump, will not be specially trained to monitor what is being brought to the dump. Also, travel trailers can come in and dispose of wastes at the dump. Ken Mann stated that individual action, not Board action, should be taken, as this is a political situation.

Frank Nauman made a motion that the Board notify all property owners about the proposed landfill site and public hearing, with the notice of the annual meeting. Then, to mail a follow-up postcard notifying property owners as to when and where the public hearing would be held. Also included would be a statement that could be mailed back for use as a protest. Seconded by Ivey and unanimously approved. Mr. Buckhaults, Nauman and Mick will write the letter. It was agreed that Reilly and Ivey would take petitions around Indian Lake to protest the landfill.

REPORTS OF COMMITTEES:

LAKE AND FISHING: Johnson reported that, although the chemicals were ordered and delivered, the applicator came late. By the time the applicator arrived the water temperature was too high to use the

chemicals. The chemicals are presently being stored in Mr. Seymour's garage and will be used this fall. Fish food has not been bought. Ivey agreed to buy fish food.

ARCHITECTURAL - BEAUTIFICATION: Reilly reported an incident with Ms. Balfour, who attempted to move an old building onto her property. Reilly to the rescue and prevented the building from being moved there. Reilly also made a motion to pay all yard maintenance workers \$4.00/hr. Discussion followed and it was expressed that the yard work was equivalent to the work done by the pool attendants who made \$4.00/hr. The motion was seconded by Mick and approved by the Board.

Reilly stated that this was her last term on the Board and that she would no longer serve. McGinnis made note of the fact that Reilly had done an excellent job on the Board and would be missed.

ROADS, PARKS & UTILITIES: Mick reported that he had talked with Commissioner Seidel and that Seidel said they were doing patchwork repairs as needed. Johnson reported that she had contacted Ms. Wilkerson concerning her parked vehicles across the street from her home. Wilkerson was informed that the Association had voted to mail her a certified letter requesting that the vehicles be moved by a certain date or we would have the vehicles towed away with an impounding fee. Wilkerson informed Johnson that she would not only sue the Board if we did that but would also sue whoever towed her vehicles away. Johnson asked the Board if we still wanted to pursue the issue, since she is to move this summer and her house is for sale. Also, since her vehicles are on County property, we do not have jurisdiction over that property. The Board decided to let the situation ride until the next meeting.

BUDGET & FINANCE: Nauman reported on the meeting with Attorney Gary Reynolds and Mick. Nauman wanted Reynolds to clarify when a lien is attached to a lot. It was decided that the lien is usually attached in the middle of January when the yearly dues are mailed to lot owners. It was decided that the Association would go through a step-by-step process of trying to collect overdue accounts: (1) dues to be mailed by the middle of January; (2) re-billing would be around the first of April and that the re-billing would have a legal stamp composed by Reynolds informing the owner of a possible lien on the property for non-payment of due; (3) a third notice, certified, would then be mailed informing the owner that he would be hearing from our attorney who would instigate legal action. From that point on, all

contact with the property owner would be made by the attorney. If dues become delinquent, the lien attaches. Financial arrangements were discussed as a percentage fee each time the attorney goes beyond the demand letter. Nauman said that several years ago he was asked if he could find out what was really owed to the Association and he reported that there was almost \$21,000 owed to the Association. The figures are still going up, but we are making them go up a little slower. It was also established that after the annual meeting those accounts still due would receive a certified letter. Nauman reported that the Small Claims Court limit had gone up and that we could go before that Court and get a judgement against all of the owner's properties, including those outside Bastrop County. Lake Thunderbird has been using this procedure successfully for approximately 6 months. Nauman and Reynolds also discussed that we are one of the few volunteer organizations that does not indemnify their Board of Directors. It was noted that without liability insurance it is possible that a Board member could be held financially responsible. It was stressed that if we want people to continue to volunteer to be on the Board of Directors, we must indemnify the Board members. However, gross negligence must be proved against the Board member. Reynolds is preparing an indemnity resolution for approval at our next annual meeting. It was also decided that the President and the Treasurer are the only ones who could incur legal fees.

Nauman asked if we could, by action of the Board, insert a restriction on some of our assets that would hold up in court against any outside liability claims. Could we, in other words, sequester some of our assets we can have some monies coming into the Association sequestered and therefore be protected against any outside suits and still be usable for this Board, but then we would have to be so restricted.... like a gift or an endowment. However, we can, for our own purposes, designate some funds that will have this kind of restriction but not against people outside the Association.

Johnson read a list of CD rates from the local lending institutions in Smithville. In accordance with the By-laws, it was recommended that \$15,000 be invested in CD'S for 6 months at the highest available rate.

The proposed budget for the 87-88 year was examined by the Board and will be presented as the budget at the annual meeting for adoption. The budget enables a committee head to take action within his budget without approval from the other Board members. Mick made a motion that the proposed budget be accepted. Seconded by Reilly and unanimously approved.

Nauman reported on a meeting among himself, Mick and Johnson concerning certain accounts receivables that require action by the Board:

1) Account 241 - Eugene Hoskins should be credited with \$48.00 and the account dropped because the lot was bought by W. C. Hammer. Hammer cannot be billed according to the deed restrictions.

2) Account 205 - David Hauri's account should be cleared of \$48.00 and dropped because the lot was foreclosed and sold to Mick.

3) Account 317 - Moline should be credited with \$48.00 because he owns only 5% of the lots owned by Hagen. Therefore, only one annual dues should be assessed to Hagan.

4) Account 536 - Patricia Tucker should be credited with \$48.00 and dropped because she is the wife of Ellis Tucker and a man and wife are considered as one owner.

5) Account 358 - Maggie Mick should be dropped for the same reason as Tucker.

6) Account 202 - Joe Harrison should be credited with \$872.00 because this was the amount brought forward to his account based on his purchase March, 1987, from Carrie Sweat. In 1985 the Association sued Sweat and obtained a judgement for \$872. The \$872 credit should be dependent upon Gary Reynolds vacating his claim to the legal fee and should be accompanied by vacating the judgement at the Courthouse. We need to collect the rest of the money owed from Harrison.

Nauman made a motion for the Board to approve the action recommended by the committee on these 6 accounts. Seconded by Mick and unanimously approved by the Board.

SWIMMING POOL: Ivey reported that he is getting totally caught up on pool maintenance so that expenses should be less for the next 5 years. Other than a motor burning out or a result of vandalism, all pool repairs are up to date. Also, it was decided by the Board to close the pool on Mondays. This helps the pool - particularly for chemical shocking and gives the pool a "rest".

REPORT OF SECRETARY: Johnson reported that dues are still coming in at a reasonable rate from the second billing. Johnson also reported that the phone line was installed and the answering machine was purchased. This information, including the telephone number, will be included in the Notice of the Annual Meeting.

Johnson also reported on contacting several insurance companies concerning liability insurance. However, she still has not been able to find any coverage.

Johnson reported on talking with BFI. A BFI sales representative stated we could get a dumpster (the same size as is the one behind Dairy Queen) for \$95 per month. Pick-up would be weekly. Johnson told BFI we would probably need 4 of that size dumpsters, making the monthly cost to us of \$380. The salesman stated he did not think he had 4 dumpsters available at this time but would get back with her.

NEW BUSINESS: Johnson reported on the nominating committee. She stated she was having a difficult time finding people to agree to serve on the Board. She had 2 names for sure and 2 maybe's. She will continue her efforts to find candidates.

The annual meeting is set for July 18, 1987 at the American Legion Hall in Smithville at 10:00 A.M. Plans for the picnic following the annual meeting were discussed. Reilly agreed to bring the paper goods, Ivey agreed to bring the ice, and Johnson agreed to bring the drinks.

Meeting was adjourned at 1:20 P.M.

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INDIAN LAKE OWNERS ASSPCOATION - BOARD MEETING MINUTES

August 29, 1987, Pool Pavilion

The meeting was called to order at 10:00 A.M. by the President of the Board Warren Jackson. Mmembers present were: Copeland, McGinnis, Lumb, and members absent were: Mick, Helmcamp, and Ivey.

Minutes were read and approved. It was decided that the Board meeting minutes are to be mailed to Board members within two weeks after the meeting date. This will give each Board member time to read the minutes and give the Board members a copy of their own reports.

FINANCIAL REPORT - read and approved. A new format of the Financial Statement was explained. The statement will now include the Budget figures and the figures spent by each Committee, thus enabling the Board members to know how much money has been spent.

* Copies of the Annual Board Meeting were distributed. 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 only had 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.

LAKE AND FISHING REPORT: Johnson reported for Helmcamp and stated that the boat dock had been completely rebuilt with treated lumber. Mr. Nelson reported that the aerator still had not been repaired. Mr. Seymour had checked into the situation. Helmcamp to contact Seymour and see that the aerator is repaired.

ARCHITECTURAL AND BEAUTIFICATION REPORT: Copeland reported that he was having Mr. Nelson mow again. Copeland reported also that he had received all the material from Joyce Reilly concerning his committee.

ROADS, PARKS & UTILITIES REPORT: Lumb reported that the

bridge at the small pond had been rebuilt by Guy Hamm. The materials from the old bridge has been set aside and Helmcamp is to haul them off. Lumb also stated that he would try to meet with Seidel and get some road work done, particularly at the entrance and on Big Bow where the bus runs. It was noted that the budget has Architecture and Roads/Parks as one expense. Copeland and Lumb are to work together according to the budget.

BUDGET AND FINANCE: Nauman reported that he, Mick, and Johnson met and prepared the demand, certified letters to be mailed to delinquent accounts. Nauman also said a letter must be mailed to Gary Reynolds releasing two property leins: 1) Judgment Cause #17,111 - Sweatt, who sold the property in March of 1978. Reynolds is to cancel fee in this case; 2) Leins #17,113 and #17,118 (Parker and Jaroszewski) are to be vacated as these accounts have been satisfied.

SECRETARY REPORT: Johnson stated that an audit by Copeland, Mick and Helmcamp is needed and that she will make arrangements for the audit to be carried out.

Johnson reported the need to take action on the Meier Account No. 351. In February Johnson reported to a Bastrop title company that Meier owed \$48, instead of \$156, for back dues. The Board decided that rather than try to get the \$108 from Meier, who has since sold the lot, and rather than attach the \$108 to the new owner's account, the account would be written off as an "educational lesson."

Johnson stated that the next Board meeting is scheduled for October 31, 1987.

NEW BUSINESS: Johnson read a letter from Jim Evans, chairman for Fund Raising, C.A.P.L.S. (Filed under 1987 Landfill Site.) President Jackson asked how much money had been raised, as he knew the rummage sales had been successful. Leona Kauffman said the Indian Lake committee had not raised any money, but that CAPLS had raised \$3,700. Kauffman stated that the goal was to defeat the dump being placed on land adjacent to Indian Lake. Nauman reported that the committee appointed at the Annual meeting had filled its objectives and actually went out of business at the first dump

meeting. The CAPLS committee is doing the work, not the committee that was formed at the Annual meeting. Kauffman stated that the letter written by the Board opposing the landfill site was signed by 352 Indian Lake owners (of whom approximately 330 were non-delinquent members) without taking into consideration that the Association itself is a major Indian Lake property owner. Kauffman stated that the committee decided to lend its support to the CAPLS organization, which means that the Indian Lake committee has no further activities. The money that was given to the Indian Lake committee was turned over to the CAPLS committee. Atty. Stewart Henry will represent CAPLS at the Landfill Site hearing September 8, 1987. Jackson stated that anyone could attend the hearing. He also stated that the previous dump was poorly managed and if the new dump should be approved, all of us should monitor the site to make sure that regulations are enforced. Kauffman stated that one of the requirements of the dump, as proposed, is that the fill would be covered with dirt monthly only. Mann said that three weeks ago the County drilled all over the 35 acres and he feels that the site is OK for a landfill.

Jackson stated that a landfill site is necessary but a more appropriate one not located next to a highly populated area. Johnson suggested that the Board make a motion to recognize the CAPLS committee, recognize the fact that 353 property owners have written to oppose the dump site, and that the Board of Directors supports CAPLS. Mann questioned who would pay for a mail-out. Johnson stated that the Board voted in June to contact and inform members of the situation. Mann stated to go ahead and mail those letters but that he was going to contest it. No action was taken.

Jackson stated that as a Board we would not take a position on the dump. Kauffman questioned if CAPLS has access to the records of the Association regarding who is opposed to the landfill. Jackson stated that the information is public and CAPLS can use the Association's list of members.

Johnson reported that she was contacted by a person who was in the process of buying a house at Indian Lake. The buyer had been informed that in order to get a private phone line the customer must bear the \$1200 installation fee. Johnson called the phone

company concerning this matter and was told the same. All phone lines at Indian Lake were 4 party lines. If an owner has a private line and wants to sell his home, the private line must be transferred over, and the same phone number must be retained. Only the name on the bill would be changed. If a private line is disconnected, it will automatically become a 4-party line. This phone company ruling became effective August 1, 1987, and covers not only Indian Lake but all rural areas in Texas. Mr. Nelson reported that the way to fight this situation is to go through the St. Louis, Missouri, office. He also stated that the money to lay private line cables had been appropriated last year but that the money had been spent elsewhere. Lumb made a motion that the President solicit whatever help he needs to write a letter to St. Louis on behalf of the Association. Motioned was seconded and approved by the Board.

Mr. Nelson discussed the amount of glass bottles and trash that cause him problems when mowing. He has to get on and off the tractor to pick up this trash. The bottles create mowing hazards and have caused him to replace tires and make tractor repairs. Jackson proposed that a letter be written to owners living at Indian Lake to solicit their cooperation in helping to pick up trash.

Mr. Nelson brought up dogs running loose and stated that there is a new law requiring \$100,000 personal liability insurance if the dog bites someone, or dispose of the dog.

McGinnis made a motion that a letter be written to the membership addressing the trash, bottles, etc., and include in it the problem with loose dogs. Motion was seconded and approved by the Board. Johnson is to write the letter and have it approved by the President.

Motion made to adjourn, seconded, and meeting was adjourned at 12:00 noon.

INDIAN LAKE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES - DECEMBER 12, 1987
CITY HALL, SMITHVILLE, TEXAS

The meeting was called to order at 10:15 a.m. by President Warren Jackson. Members present were McGinnis, Lumb, and Copeland. Members absent were Ivey, Helmcamp, and Mick.

Lumb made a motion to accept the minutes from the October 31st meeting. Motion was seconded and approved by the Board.

Mr. Nauman wanted to clarify the motion made that allows the Association to consider taking an owners lot as payment for owed dues. This action must be initiated by the owner never initiated by the Association.

Johnson read the financial statement and it was approved. Johnson noted that everyone was working well within the budget.

SWIMMING POOL: Johnson reported that to her knowledge the pool was in good shape and no problems.

ARCHITECTURAL-BEAUTIFICATION/ROADS AND PARKS: Mr. Copeland reported that Commissioner Seidel had told him that, as soon as the county had finished their work in Paige, they had plans to tear-up the entrance way at Indian Lake and redo it! The county would begin their work as soon as the weather permitted. Mr. Nauman pointed out a caved-in hole in front of George Mick's house. A red reflector has been placed in the hole. Mr. Mann reported that Commissioner Seidel told him that in the spring the county was going to put a seal coat on the roads at Indian Lake and the seal coat would help save what's left of the roads now. Discussion followed on the possibility of the Indian Association paying part of the materials, i.e. black top, etc. It was discussed that the Association money could up-grade the county's existing plans. Mr. Mann suggested that the Board see fit to lay a water line along the front entrance while the county is doing the road repairs. A water line would enable plants to be cultivated along the entrance. Mr. Mann hoped the Board would make plans to landscape an impressive entrance. Mr. Jackson suggested that the board consider putting \$4000-\$5000 a year to just beautification of the Indian Lake area. It was also noted that the concrete bridge on Tejas really needed some kind of guard rails.

LAKE AND FISHING: Mr. Mann reported that the weed chemicals have been moved from Mr. Seymour's garage to Mr. Ambrose's garage. The chemicals need to be applied this spring.

BUDGET FINANCE/SECRETARY REPORT: Delinquent Accounts-Johnson reported that although we have had a fair response to the attorney's demand letter, there still are approximately 84 unpaid accounts. Johnson reported that there are 4 accounts who are to pay monthly. Now the Board needs to decide on which accounts need to go to Small Claims Court and what should be done with the accounts where judgements have been filed. It was decided that Jackson, Nauman, and Mick would meet after the holidays to discuss what further action would be taken. Johnson reported that 1988 membership cards will be printed showing an account number. Also included with the bill will be a return envelope with a box to check if there is a change of address. Also included will be a condensed version of the Annual Meeting minutes. Billing will be out around January 15.

The date for the February meeting is the 27th at City Hall.

Johnson also said she had been told by the Smithville Postmaster that all of Indian Lake will under go new addresses. The new change will not happen all at once, but people can go to the post office and get their new addresses.

NEW BUSINESS: Johnson questioned the possibility of using BFI. Mr. Copeland is to look into BFI and report back to the Board. If a change is going to be made, we need all the information to present at the Annual Meeting.

Mr. Mann asked if the Board would write a letter to property owner Kenneth Bennett asking if they would clean up the lot or the Association will hire someone to do it and assess the owner for the expense. The lot is located next to the boat ramp and is very over-grown and unsightly. Johnson is to write the letter.

No other further business a motion was made to adjourn, seconded, and meeting was adjourned at 11:30 a.m.