

**INDIAN LAKE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES-FEBRUARY 27, 1988
POOL PAVILION, SMITHVILLE, TEXAS**

The meeting was called to order at 10:00 a.m. by President Warren Jackson. Members present were McGinnis, Lumb, Copeland, Ivey, and Mick. Member absent was Helmcamp. It was questioned if Helmcamp had missed three Board Meetings, which would mean termination from the Board, and the President would appoint a new member to fill the position until the July Annual Board meeting. Johnson to check attendance records and report to the President.

December 12 Board Meeting minutes were corrected to read: President Jackson suggested that the Board consider spending \$4000-\$5000 on road repairs inconjunction with money spent by the County for Indian Lake road repairs. Correction noted, the Board approved the December minutes. The financial report was read and approved by the Board.

COMMITTEE REPORTS:

SWIMMING POOL: Mr. Ivey reported that the lights around the pool area need to be repaired and he has contacted L & E Electrical Service for repairs. Ivey also reported that Becky Johannessan has applied to be a pool attendant this summer, and Cliff Kendall will let the Board know if he is interested in the position by April 15. Ivey stated that if anyone else was interested in working the pool this summer, please notify him. Tracey Kendall has also expressed an interest in working. Mr. Ivey also stated that repairs made on a small crack in the pool is not holding. Mr. Ivey will get Mr. Peacock to examine the problem and report back to the Board. These repairs need to be taken care of now, before the pool season.

LAKE & FISHING: Mr. Nelson reported that he and Mr. Ambrose read the directions on the weed killer for the lake and the lake temperature was 65°. Mr. Nelson and Mr. Ambrose will take care of having the lake treated. Mr. Mann also stated that there is the possibility of a leak in the dam, because water is running continuously out of the small lake below. Mr. Mann suggested we investigate the problem now before it gets any worse. Mr. Mann stated that the lake is down 2 1/2 inches in one month. Johnson reported that she had received a letter from a full service water resources firm that had just hired the same engineer who was employed by the Texas Water Commission and who was responsible for overseeing Indian Lake. Ivey made a motion to contact the firm mentioned by Johnson to inspect the dam and make recommendations. Motion was seconded and carried unanimously. Johnson to contact the firm on Monday. Mr. Mann also noted that the wire cable across the top of the dam had been removed. Mr. Nelson reported that he had repaired that cable about 3 or 4 weeks ago and it has been broken again.

ARCHITECTURAL-BEAUTIFICATION: Mr. Copeland reported that Mr. Layton had painted the entrance sign. Mr. Copeland said he contacted BFI but still had nothing definite to report. Mr. Mann stated that there are a lot of complaints about this particular committee - i.e. junk cars and piles of trash accumulating. Mr. Ivey stated the problem with the "complaints" is that so often the Board member isn't notified with the complaint. Much discussion followed concerning the vandalism at Indian Lake. Our biggest problem in reporting vandalism is that we have not been able to make any positive identification to the perpetrator. Mr. Mann suggested that the Board offer a \$100 reward to anyone with information leading to the arrest and conviction of the vandals. After discussion, Mick made a motion that the Association have three signs made - 1) at the entrance, 2) at the pool, and 3) at the boat dock - a \$100 reward to anyone who offers any information leading to the arrest and conviction of any vandalism at the Indian Lake subdivision, and have the Association phone number on the sign. Motion was seconded and carried by the Board. Lumb and Johnson to have the signs made, and Mick to have signs put up. Motion carried by the Board. Mr. McGinnis made a motion that the Board mail-out a letter to the Smithville Indian Lake residents informing them of the Board members, their committees, and phone number. Also included in the letter should be the information about the \$100 reward and the Association phone number and answering machine. Johnson to write letter and to submit to Warren Jackson.

ROADS, PARKS, & UTILITIES: Mr. Lumb reported that he and Mr. Jackson visited Commissioner Seidel and discussed the Association making a donation of \$4000-\$5000 for materials, and the county spending \$10,000 to improve Indian Lake roads. Mr. Seidel indicated this would be an acceptable idea. Mr. McGinnis made a motion for the Board to contribute \$5000 for materials for road repairs - providing the County give the Board reassurance of the County's intentions to match \$10,000 on road repairs at Indian Lake. Motion was seconded and carried unanimously. Mr. Nauman

stated the 1987-88 Budget should be amended to reflect the \$5000 expenditure. Mick made a motion to increase the Roads & Parks repairs budget by \$5000. Motion seconded and approved by the Board. Mr. Mann stated he would donate iron stakes that could be used as a guard railing for the concrete bridge on Tejas. Lumb to check into the matter.

BUDGET & FINANCE: Mr. Nauman reported that the \$5000 six month C.D. is due March 1, 1988. He recommended the Board increase the \$5000 C.D. to \$10,000, as this years budget had an approximate \$4500 excess that could be used for the C.D. Johnson recommended that the savings account of \$633.90 be closed and the \$633.90 added to the figure to make a \$10,000 C.D. The Board approved this action. Johnson to close out savings account, add that money, plus the \$5000 C.D. to purchase a six month \$10,000 C.D. Mr. Nauman wanted to follow up with Attorney Gary Reynolds to see if the Association should try to take title to the 4 Judgement Lots. Mr. Jackson to check with Mr. Reynolds on this matter.

SECRETARY'S REPORT: Johnson reported the 1988 billing is completed. Reynolds is still working on a letter to be mailed to delinquent property owners stating the Association is planning to pursue these accounts through the Small Claims Court. Reynolds letter is to explain the procedure to the delinquent owner. The 1988 dues bill to these accounts will be mailed by Johnson, at the same time, Reynolds will mail the letter and a copy of the petition to the delinquent owner.

Johnson also reported that the Association has title to the Pullin Lot and the Pullins received \$100 from the Association. Johnson also reported that letters were mailed to property owners who own property adjacent to lots with a judgement or lien that these particular lots could be bought as a bargain.

Johnson also reported that she had mailed a letter to property owner Kenneth Bennett asking him to please clean his lot. Since there has been no response, Johnson is to write a letter giving Bennett 60 days to clean it, or the Association will have it cleaned and bill Bennett for the fees.

Johnson reported that a dump increase has been approved by the County raising our dump fee from \$10 to \$20. Johnson will report back to the Board the break-down of the money paid to Mr. Hardemann for dump fees and mileage reimbursement.

Johnson reported that Mr. Loy Nelson had made a bid for the new yearly mowing contract. Mr. Nelson bid \$300 per mow (same as last year), plus the expense of the 6.7% sales tax Mr. Nelson will have to pay for providing his services. A motion was made to accept Mr. Nelsons bid, seconded, and approved by the Board.

NEW BUSINESS: A nominating committee needs to be established at the April Board Meeting. The Board needs to be thinking about new Board members.

The date for the April Board Meeting will be April 30th at the Pool Pavilion.

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

INDIAN LAKE OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES- CALLED MEETING

APRIL 4, 1988, POOL PAVILION SMITHVILLE, TEXAS

The meeting was called to order by President Warren Jackson. Members present were Mick, Copeland, Kendall, Ivey, Lumb. Members absent were McGinnis.

Discussion of the dam: Johnson passed out copies of the letter from HDR Engineering (letter filed under dam repair, 1988). After much discussion the Board agreed that there is no emergency situation concerning the dam at this present time. Geoff Lumb made a motion to defer action on the dam and monitor the level of the lake and small pond with a "V" notch measuring device constructed and installed by Joe Copeland. Motion seconded by Ivey. Motion carries 5-0.

Swimming pool repairs: Kirk Ivey reported that he had hired a company from San Antonio, "American Leak Specialist" to check the pool. Two skimmers, a small crack on the side of the pool, and the jett on the shallow end were all leaking. All repairs were made by Peacock Pools of Smithville. Ivey reported that the pool has been monitored all week and there was no need to add water to the pool. So far, all repairs seem to be successful. Ivey also reported that the pool would be chemically treated with acid to kill algae. The treatment takes 5 days. Ivey stated WARNING SIGNS would be posted to let people know to stay out, also the gate would remain locked. Ivey also reported that the roof on the bath house needed to be replaced, as shingles were coming off. Mick made a motion to approve funds to replace the old roof with a tin roof, also make necessary repairs on the rotted boards in the bath house and shower wall. Motion seconded and passed 5-0. Ivey also reported that Cliff Kenall and Becky Johannessan have applied for the pool attendant job this summer. Both worked last summer with no problems and this action was approved by the Board.

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Lake & Fishing: Karen Kendall reported that there has been some controversy over the actual temperature of the lake and when the chemicals should be applied. The Board agreed to take the temperature reading from about 4 feet under the water. Karen was to call Mr. Ambrose to make arrangements for treating the lake.

No further business, meeting was ajourned at 6:30. PM.

INDIAN LAKE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES-APRIL 30, 1988
POOL PAVILION , SMITHVILLE, TEXAS

The meeting was called ot order at 10:15 a.m. by President Warren Jackson. Members present were McGinnis, Copeland, Mick, Lumb, and Kendall. Member absent- Kirk Ivey.

Minutes of the February and April Called meeting were approved by the Board. The financial statement was approved by the Board. It was noted that \$4,225.32 was spent to make a \$10,000 CD, (Added to \$5,000 CD purchased in August of 1987).

COMMITTEE REPORTS:

SWIMMING POOL: Johnson reported that the pool had been treated with acid and was closed for 3 days. All pool repairs have been made and seems to be working well. Johnson also reported that she thought the lights were in the process of being fixed, however, Kirk was waiting closer to the pool opening.

LAKE & FISHING- Ms. Kendall reported that 17 gallons of the weed treatment-Aquathal, was used to treat 17 docks. There are still 12 docks to be treated. Karen noted that it takes several weeks before results can be seen. Mr. Ambrose stated he would treat the rest of the lake as the weather improved and he had time. Karen also reported on a fish called Tilapia- a fish that eats algae and is also good feed for the Bass. Tilapia die each year after the temp. falls below 55° , so there is no worry about the fish taking over. Lumb made a motion for Karen to take 3 bids on purchasing Tilapia and purchase the fish. Motion was seconded and approved by the board. Mr. Ambrose suggested the Board consider hiring a lake management service in order to properly maintain the lake. After discussion, the Board agreed that Karen could take some bids on lake management and report back to the Board..

Mr. Jackson reported that a man from the District Soil Conservation came and looked at the dam. The man stated there would always be some leakage from the dam, but not enough to worry about. He did state that all the growth on the dam-itself- should be removed, as the roots can grow through the dam and when the tree dies the roots rot and provide a channel for leakage. Mr. Jackson said he would try and find some kind of root killer in order to clear the growth off the dam.

ARCHITECTURAL-BEAUTIFICATION: Mr. Copeland reported that Ms. Balfour submitted an application to add-on to her house. This was approved by the Board. Also, David Reeves requested permission to put a double wide on his present lot and one half, retaining his present mobile home on the lot also. The Board stated that it was against the building restrictions to maintain more than one family residence on any one lot. Mr. Jackson suggested Mr. Reeves could present his plan to the Board. Mr. Copeland stated that at the last meeting it had been reported that there were piles of trash accumulated and junk vehicles around the subdivision. Copeland reported he drove around and found only one pile of trash that somebody was piling to burn. Only one vehicle was spotted.

ROADS, PARKS, & UTILITIES: Mr. Lumb reported that he talked

with Commissioner Seidel about the road repairs. Mr. Seidel said that it has been too cool in the mornings and asphalt wouldn't slick, however, the roads would be repaired weather pending. Mr. Lumb stated he was having the \$100.00 REWARD signs made at McCollum Signs in Bastrop. The estimated cost of the signs are \$40.00 each. The signs will be posted as soon as possible. Lumb also repaired the cable on the dam. Lumb purchased some reflectors for the low water crossing on Big Bow. It was suggested that the reflectors be placed in metal pipe and cemented in the ground. Mr. Ambrose requested that the small bridge on Big Bow be reinforced by adding concrete on either side. Lumb to check on this.

A complaint was made about the dogs running loose. The Board asked that the complaints be made to the individual dog owners. Mr. Jackson said he understood the problem, however; the Board does not have policing power over the subdivision and an individual can take the offending party to court, just like any other Civil Case.

SECRETARY REPORT: Ms. Johnson reported that second bills were mailed on April 15, and payments are returning. A financial committee needs to meet and decide criterion which delinquent accts should be taken to small claims court. It was decided Mr. Mick, Mr. Jackson, and Frank Nauman would meet at Johnsons house on May 4. Mr. Jackson reported that he talked with Atty Gary Reynolds concerning the Judgements and asked him to proceed with Public Notice and whatever is required to get these lots for sale. Mr. Reynolds is to get with Mr. Jackson.

Johnson reported that she mailed letters to all Smithville Zip Codes concerning: 1) A list of Board Members names and phone numbers. 2) Reward for conviction of vandels. 3) Serving on the Board. 4) New garbage pickup.

Johnson reported renting the American Legion Hall for the annual meeting July 16, 1988, 10:00 a.m.

Mr. Jack Kerber has expressed the desire to sign over his lot to the Association. The back taxes are approx. \$150.00. The Board approved giving \$100.00 to Mr. Kerber for the lot.

Johnson stated she had copies of the delinquent owners and a list of owners who want to sell. Copies can be obtained by request. Also a copy will be posted on the bulletin board.

NEW BUSINESS:

A nominating committee was established for the 3 positions vacated by Mr. McGinnis, and Mr. Jackson, and Mr. Lumb. Karen Kendalls position on the Board needs to be approved at the annual meeting, and her term will go through 1990. Mr. Lumb stated he would serve again if elected. The nominating committee will consist of Metta Johnson, George Mick, and Leona Kauffman.

The proposed Landfill site was discussed and the efforts of the CAPS Committee. Ms. Kauffman also stated that there will be a special meeting with Commissioner Seidel present to answer question concerning Indian Lake on May 15, at 2:00 p.m. at the pool pavilion. Kauffman stated she would get out notices to property owners.

Ms. Kauffman suggested in having other activities at the picnic following the annual meeting which might help draw more people to attend. Kauffman and Johnson to get together to combine the notice of the annual meeting and notice of picnic activities.

No other business, meeting was ajourned.

INDIAN LAKE OWNERS ASSOCIATION
BOARD OF DIRECTORS CALLED MEETING MAY 5, 1988
POOL PAVILION, SMITHVILLE TEXAS

The meeting was called to order by President Warren Jackson. Members present were Copeland, Mick, Lumb, Kendall, and Ivey. Member absent was McGinnis.

Mr. David Reeves presented a plan to move a double wide home on his lot adjacent to his present single wide home. Mr. Reeves plans on adding a common roof over both structures and siding the total structure so it would be a single structure on a single lot. Mr. Reeves plan was approved by the Board.

Mr. Mick reported on the financial meeting held on May 4. 13 accounts were decided to take to Small Claims Court. The accounts with the highest balances were chosen.

No other business, meeting was ajourned.

Indian Lake Board Meeting Minutes
June 25, 1988
Pool Pavilion, Indian Lake

Meeting called to order by Warren Jackson, president. Members present: Mick, McGinnis, Lumb. Members absent: Copeland, Ivey, and Kendall.

Minutes of the May 5, 1988 Called Meeting and the April 30, 1988 Board Meeting were approved with the exception under the Lake & Fishing report - should read that "all the 'TREE' growth on the dam - itself - should be removed." The financial statement was read and approved by the Board. It was noted that all committees did well with their 87/88 budgets.

COMMITTEE REPORTS:

SWIMMING & POOL: Johnson reported that there have been complaints about the cloudy water and chlorine eroding the pool bottom making the concrete very abrasive - causing blistered feet. The pool attendants reported that they have been taking pool chemical readings and the chlorine is quite low in the late afternoon. Jack Lagerman volunteered to take a sample of the pool to a pool analysis company in Austin. This company trouble shoots chemical problems in pools and recommends solutions. The Board agreed to allow Jack Lagerman to take in a sample of pool water and work with Betty Van Sickle in stabilizing the chemicals in the pool. Lagerman to report back to Jackson or Mick with the results.

LAKE & FISHING: Johnson reported that Mr. Ambrose had distributed the remaining Aquathal to individual water front property owners with instructions on how to use the Aquathal. (Half the lake had been treated previously.) If there was still any remaining Aquathal Karen Kendall would have it. Johnson was unsure if all property owners had gotten the chemical. Mick reported that he understood that our "hit & miss" treatment was not overly effective. He understood that the granulated form was more effective on a lake like Indian Lake. Jackson recommended that Lake Fertilization should be explored as a means of weed control. The Board suggested that next year, a lake management firm be consulted and/or hired to treat the lake for weed control, if financially acceptable. The Tilapia fish have been noted and seem to be effective.

ARCHITECTURAL & BEAUTIFICATION: Mick reported that Copeland had received an application for Reeves to put his double-wide on the Nelson lots on Big Bow. This application was approved.

ROADS, PARKS & UTILITIES: Lumb reported that he had picked up the Vandalism \$100 Reward signs and they will be posted at the pool, front entrance, and on the dam. Mr. Sheffield reported the County Sheriff was at the pool area this morning because of people from Smithville trespassing - camping at the pool area. The Sheriff couldn't press charges because no one was available to press charges. Whoever saw the offenders and called the Sheriff needed to follow up by filing a complaint. Jim Evans reported that street signs have been stolen or run down and suggested that the pool be closed at 10 p.m. for everyone. The Board didn't support the suggestion. Evans also suggested that he could get volunteers to "patrol" on Saturday nights for several hours. Mr. McGinnis suggested hiring a person to patrol on weekend nights, who lived out here and could be a contact person for the Sheriff. Lumb made a motion that Jim Evans be in charge of getting volunteers, including a schedule for Saturday night "Patrol," just to see if this is an effective means of controlling the vandalism problem. The motion was seconded and approved by the Board. Lumb also noted that the Board should keep in mind McGinnis's suggestion that a person who lived at Indian Lake be hired to patrol, and act as a contact person. Mick stated he would contact the Sheriff's office and ask that the Sheriff drive through the Indian Lake area twice a night. Mick also encouraged others to do the same. Mr. Jackson noted that it wasn't advisable for any one person to confront a trespasser alone, but should call for assistance. McGinnis made a motion to advertise the "Reward Sign Information, including 'Trespassing'" for 4 weeks in the newspaper in an effort to see if this action would help reduce the vandalism. Motion was seconded & approved by the Board.

BUDGET & FINANCE: Nauman reported on a meeting at the request of Gary Reynolds, also present was Johnson. It was decided at that meeting that Gary Reynolds would settle to a lesser fee of \$350 each case to conclude this action. Also discussed were the 13 accounts to be taken to Small Claims Court. It was noted that the Sheriff's Sale was published in the Bastrop County Times for 3 weeks. The Sheriff's Sale is to take place on July 5, 1988, at the Bastrop Court House. It was also decided that only 5 cases would go to Small Claims Court because the Association didn't have a correct address for the other 8 accounts. Trying to locate these owners by publication is quite costly, so Nauman suggested contracting with Clegg Broush Associates, \$15 for each correct address. Made a motion that Nauman contact Clegg Broush Associates and pay \$15 for each address. Motion seconded and approved by the Board. Reynolds presently has 4 accounts because it was established that Joe Harrison had not received a demand letter certified from the Association. Nauman, Johnson, Mick to meet to make the 1988-89 budget.

SECRETARY REPORT: Johnson read the Annual Meeting Notice and said they would be mailed by June 30th. Johnson also reported that Jack Kerber and George McElroy have requested that the Association take back their lots. It was decided that \$50 would be dispersed for the Kerber lot and \$100 for the McElroy lot. Proceedings to get title to these lots will be taken by Reynolds.

Johnson also stated that Bulletin Board is now operating thanks to Billie Owens fixing it. Board Meeting Minutes, lots for sale, notices will all be posted.

Johnson reported for the nominating Committee. It was recommended that Geoff Lumb be re-elected and Jack Lagerman & Art Ambrose fill the other 2 open positions on the Board.

Plans for the Annual Meeting were discussed. Johnson to get with Carly Mimms over the drinks and ice, McGinnis to bring the tea, and Johnson to get paper goods.

NEW BUSINESS: Discussion was had over indemnity for Board Members. Nauman offered to draft an amendment to the By-Laws using Senate Bill 260, and get it to Warren Jackson so it could be taken to Gary Reynolds for legal advice. Lumb made a motion for Nauman to draft the amendment. Motion was seconded and approved by the Board. The substance of the discussion is as in the attached memo dated June 26, 1988.

The August Board Meeting is set for th 27th, 10 a.m., pool pavilion.

No further business, the meeting was adjourned.

INDIAN LAKE OWNERS ASSOCIATION BOARD MEETING MINUTES
AUGUST 27, 1988 POOL PAVILION, INDIAN LAKE

Meeting was called to order by Joe Copeland, president. Members present: Ivey, Mick, Lumb, Kendall, & Lageman. Member absent: Ambrose.

Minutes of the June 25, 1988 Board Meeting were approved by the Board. Kendall noted a correction for the Annual Meeting minutes stating that only 100 pounds of Tilapia were added to the lake not 300 as reported. Correction noted. The Financial Statement was read and approved by the Board. The \$134 "unclassified" expense was questioned and Johnson could only remember \$65 for the American Legion Hall rental for the Annual Meeting. After checking records, the other expense is \$69 for payment of skip trace report of Accounts Receivable management for bad addresses.

COMMITTEE REPORTS:

SWIMMING POOL: Mr. Lageman reported that the leak had been repaired. He also listed some of the projects he hoped to accomplish with the pool area: paint the horse swings; get a metal basketball net; repaint the tennis court; and redeck around the pool. Lageman stated he hoped to lower the costs of the pool chemicals. Lageman listed his procedure for the pool maintenance. Mr. Lageman also recommended the pool be closed on Mondays due to high usage of the pool and better maintenance of the pool. A motion was made to close the pool on Mondays, with the exception of holidays. Motion was seconded and approved by the Board.

LAKE & FISHING: Ms. Kendall responded to the question of the value of the Tilapia by reading two reports documenting the success of adding Tilapia to a lake whether or not the Tilapia reproduce. Each publication reported good results of the effects of Tilapia. Ms. Kendall said she talked with some lake chemical experts who stated that the Aquathal used this spring was applied too early, before much of the growth emerged. Kendall reported that she checked with a lake management company, Johnson Lake Management, who stated that the cost to apply 100 gallons of Aquathal would be \$3940.50 + \$400 per application and it would probably take 3 applications. Ms. Kendall stated that the Granular Aquathal is even more expensive. Another chemical was mentioned, Diquatt, using enough to treat 12 1/2 acres of the lake, the shallow side of the lake and all around the borders. The cost for Diquatt was estimated at \$2125. Another option for weed control, Ms. Kendall suggested, is the Sterile Grass Carp, which eats the type of weeds that are in the lake. The fish, themselves, are expensive, \$5 each, but they live 10-12 years and they are effective for weed control. Apparently the carp have no effect on the other fish. All of the above methods were discussed in treatment of the lake.

Mr. Mann reported that after a recent rain he saw raw sewage floating on top of the lake and something should be done to owners whose septic tanks leak into the lake. Mr. Mick stated that in order to find the offenders one must walk the lake particularly after a hard rain and determine the offenders. Also, if anyone knows an offender they should report it to the Board. The Board should take it to the County Health officials and if that doesn't work, then to the State officials. This needs to be followed up on. The Board also discussed drilling a well and pumping fresh water into the lake. The problems would be getting a permit and the cost. The Board also discussed having a water sample from the lake for a chloroform count.

ROADS & PARKS: Mr. Lumb reported that the road work has started. Ms. Reilly reported that there is a need to replace the missing stop signs and speed limit signs. Lumb to check into the situation.

ARCHITECTURAL & BEAUTIFICATION: Joyce Reilly was reporting for Art Ambrose, who was out-of-town. Mr. Ambrose submitted 10 questions concerning his committee. The architectural committee consists of Joyce Reilly and Jim Evans. The Board opened that the By-laws are to be enforced as written, however, the policy statement and definitions were from a

previous board and need to be approved or altered as each new board takes over. Beautification is a matter of deciding who is going to deal with it. Generally, the Roads & Parks and Architectural committees both help with this. Because there is no budget for beautification, it is more of how much extra money is available to spend, particularly towards the later part of the fiscal year.

As to dock length: Mr. Mattingly stated that the previous rule had been 30 feet from the normal waterline. Mr. Mann stated that this information could be found in previous minutes. Renters are authorized to use the swimming pool if property owners dues are paid and the privilege is turned over to the renter. It was noted, however, that it is sometimes difficult to enforce considering we don't have a list of renters. Again it was mentioned that the pool pavilion and park area is not for group organizations (such as church, Little League, Girls Scouts, etc.), however, family "get togethers" can. It is permissible to park campers and travel trailers on lots with homes as long as they are not lived-in for more than 14 days at a time. Campers for traveling and motor homes can be parked on an owners lot. As discussed, storage sheds are to store items, not to live in. It was noted that Mr. Ambrose has a form he can mail to restriction offenders. If anyone has a complaint they would like to file, they need to inform Mr. Ambrose.

SECRETARY REPORT: Johnson reported that the CD's were up for renewal and she would contact local lending institutions for the best rate and renew. It was recommended that the interest on the CD's be withdrawn and deposited into the checking account. The budget is very tight until some of the lots are sold. This money could be needed before March or April 1989. Noted was the \$5000 to pay to the County for road repair. Mr. Nauman also noted that the interest earned on our CD's is taxable. However, the expenses that have occurred have been attributed to the income producing activity which means the Association hasn't produced a taxable income yet.

Johnson reported that Edward Walker and Joe Harrison are both signing their lots over to the Association. Both cases were scheduled to go to Small Claims Court. Johnson reported that the third billing and certified demand letters will be mailed in September. Johnson also reported that the skip trace results from Austin are in. Mr. Nauman stressed the need for the Association to sell lots that have been acquired by the Association. Mr. Nauman suggested turning the lots for sale over to a realtor.

OLD BUSINESS: The tree growth needs to be removed from the dam. Lumb to look into the situation.

NEW BUSINESS: Con Kiersey gave a very informative talk on establishing a neighborhood Crime Watch. He also gave helpful tips on neighborhood patrolling.

Ms. Jane Miller asked to move in a mobile on Chickasaw. Reilly and Ivey are to go inspect the trailer and report to the Board.

Johnson reported that she had talked with Helen Snow from Karnack Cable Co. in Smithville, who said Karnack is in the process of considering bringing cable TV to Indian Lake. Mr. Nauman suggested talking with Karnack about the possibility of charging a 1 or 2 % surcharge for supporting their cable efforts at Indian Lake. This would be a good source of revenue for the Association. Johnson to check with Karnack about the surtax.

Action for the lake treatment of weed control was discussed and it was decided that the lake is too low and because the winter months are approaching, it would be best to wait until spring to decide what should be done about the weed treatment. If an intolerable situation should arise, a called meeting will be arranged.

Next Board Meeting is October 29, 1988, at the pool pavilion. After no further business, the meeting was adjourned.

INDIAN LAKE OWNERS ASSOCIATION BOARD MEETING MINUTES
OCTOBER 29, 1988
POOL PAVILION

Meeting was called to order by President Joe Copeland. Members present were Mick, Ivey, Kendall, and Ambrose. Members absent were Lumb and Lageman. The minutes were approved as read. Johnson read the Financial Statement and it was approved as read.

TREASURERS REPORT -- Mick and Johnson reported on the 5 accounts that were to go to Small Claims Court: 1) Homer L. Saywer - bad address and couldn't be found; 2) Edward Walker - who deeded his property back to the Association; 3) Joe Harrison - who indicated to Reynolds he would deed the property back to the Association, but apparently has not done so; 4) Weisenhunt - who did go to Small Claims Court and had a lien placed on his property; and 5) Osborn - Larry Beard - who deeded the property back to the Association. Mick stated the next 5 cases should be prepared to take to Reynolds for Small Claims Court.

SWIMMING POOL REPORT -- Mr. Owens and Mr. Mann reported on incidents of late night partys at the pool.

ARCHITECTURAL REPORT -- Mr. Ambrose introduced Mr. Mann who showed a video tape of Lake Thunderbird. The focus of the film is to show what can happen if building restrictions and by-laws of an association are not enforced. Mr. Mann stressed underpinning, junk cars and other "piles" of junk, auto repair business and other restriction violations. Mr. Mann's film then showed similar violations at Indian Lake. Mr. Mann stressed that the Board should work hard to enforce Indian Lake's restrictions. Mr. Ambrose reported that there are a total of 145 homes, mobiles, cabins, etc. 65 mobiles and 63 homes, leaving 17 camp sites at Indian Lake. Mr. Ambrose has handed out 113 packages of building restrictions, by-laws, and restriction violations. Mr. Ambrose has presently mailed 25 violation letters and has mailed 3 certified letters to Mr. Bryant, Mr. Martin, and Mr. Sloan giving them 10 working days to comply. Ambrose stated the Board should take legal action if compliance is not met. Mr. Bryant moved a double-wide on his lot without Board approval. Mr. Ambrose has documented the times he has stopped by to obtain their application and has not had any cooperation. Mr. Ambrose said he contacted Mr. Martin who said he had approval from when Billie Owens was president. Mr. Owens stated he gave approval because the Martins' plans were to adjoin the 2 mobile homes into 1 structure. Mr. Sloan did come and mow and clean up his lot. Mr. Copeland is to go talk with the Bryants and see if they will cooperate with the application procedure. Mr. Ambrose also discussed a property owner on Deer Run who is driving a gasoline truck on Indian Lake roads. It was decided that Mr. Ambrose would ask the owners if they could keep from bringing that vehicle into Indian Lake. Mr. Ambrose is looking into replacing the street signs. Mr. Ambrose asked the Board about Lot 10 Section IV, there is a structure with septic tank although the structure is not 550 square feet and was approved as a storage shed. The Board agreed that Mr. Ambrose can explain to the owners that a storage shed is not a house and the structure should be removed. Mr. Mick made a motion that Mr. Ambrose contact Mr. Reynolds to discuss lot restrictions. Motion was seconded and approved by the Board. Johnson to set up the appointment.

ROADS, PARKS & UTILITIES -- No Report.

LAKE & FISHING REPORT -- Ms. Kendall reported that the Board was correct in not trying to use any chemical treatment on the lake this Fall as the lake is so low. Ms. Kendall stated she hoped the Board would seriously consider using the Hybrid Grass Garp as weed control next Spring instead of chemicals. Ms. Kendall reported that she had checked on drilling a well. It was decided that a well would be very costly not only

to drill it, but to maintain it and pump it.

SECRETARY REPORT -- Johnson reported that the CD's have been renewed: one at 6 months and the other at 1 year. The 13 CD interest was removed from Smithville Saving & Loan and deposited in the money market account at Lost Pines National Bank. Johnson reported that the Association has sold Lot 163 Section III to Randy Hoffart for \$800. Johnson is to make a list of all property owned by the Association with an approximate amount the Association has put in to it. Johnson submitted her resignation from the Indian Lake Association effective January 1, 1989.

OLD BUSINESS -- The tree growth on the dam was discussed. It was decided to take 3 bids on having all the trees cut down.

Johnson reported that she talked with Richard Snow from Karnack Cable who didn't have anything definite to report - stating that it might be years before cable made it to Indian Lake.

NEW BUSINESS -- Ms. Kendall asked if she could seine the pond and put the fish in the lake - a motion was made and approved by the Board.

Mr. Ambrose brought up the question of having Association check signers bonded. Mr. Mick to check into this situation.

The December meeting was set for December 9, 1988 at City Hall.

No further business, the meeting was adjourned.