

INDIAN LAKE OWNERS ASSOCIATION

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CALLED MEETING, JANUARY 14, 1989

- MINUTES -

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

Absent: Geoff Lumb, Metta Johnson

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Meeting called to order by President Copeland.

Primary purpose of called meeting was to discuss placement of mobile home on property owned by Milton Young (Sec II, Lot 204), by Mr. Young's son, Johnny Young.

Mobile home was placed on lot without application being made to Architectural Committee. The mobile home is older than the age maximum allowed by ILOA restrictions. When contacted by Committee Chairman Ambrose, Johnny Young requested review by full board to consider a waiver of restrictions due to special circumstances.

Mr. Jim Moore addressed the Board on behalf of Johnny Young, stressing that ill health of Milton Young necessitated someone being nearby to care for him. He stated that Johnny Young was of good character and would be an asset to the community. He also stated that the mobile home was in good condition despite its age and that numerous improvements were planned.

Johnny Young then addressed the Board, stating his plans for the mobile home and the septic tank situation. He indicated that new siding and a new roof would be added, and that proper underpinning would be installed.

Board members went into executive session to discuss the matter.

Back in open session, motion was made by Ivey to grant the waiver and approve the application, setting a six-month time-frame for making improvements. Motion was seconded by Kendall. Board voted 4-1 for approval, with Ambrose casting negative vote.

Mick reported to the Board that legal fees were growing and that steps should be taken to reduce this expense. It was suggested that the Association should explore the possibility of making its own small claims court filings and writing and sending out its own certified demand letters.

MINUTES, JAN 14 MEETING - PAGE 2

In other business, Mick informed the Board of problems with the Workers Comp insurance, as to who needs to be carried on the policy. Insurance company had requested additional payroll information. (Following meeting, insurance company studied new information and determined that additional premium of \$161.00 was required. Due to the fact that policy had actually terminated and that insurance was required, Copeland approved additional payment).

Mick also informed Board that since Frank Nauman had moved, the association no longer had the services of a computer for book-keeping purposes. It was pointed out that since Nauman left, bookkeeping had been transferred to computer at Marhil, but that could not continue. Several choices for solving this problem were discussed, including hiring the computer work done.

A motion was made by Ambrose that the Association purchase its own computer, setting a limit of \$1,500.00 for the purchase. Motion was seconded by Ivey, and approved unanimously. Mick was authorized to make the purchase.

Kenneth Mann spoke to the Board, asking that several items be considered for the February meeting, including problems with dogs and cattle running loose. He also stated that he felt the lake was being contaminated, primarily from inefficient septic systems, and suggested an inspection as soon as feasible.

With no further business, Ivey moved that the meeting be adjourned.

By: \_\_\_\_\_  
George Mick, Secretary

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, FEBRUARY 25, 1989

- MINUTES -

Board Members present: Joe Copeland, Art Ambrose, Metta Johnson,  
and Travis Sheffield.

Absent: Geoff Lumb, Kirk Ivey, Karen Kendall

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Meeting called to order by President Copeland.

Minutes of January 14 called meeting were read and approved with  
motion by Johnson, second by Sheffield.

Treasurers report given by Metta Johnson. Discussion of dues  
collections followed along with report on CDs. Methods of filing  
claims against delinquent accounts were also discussed.

With Ivey absent, swimming pool report was not made. It was  
determined that the pool would be a main topic at the April board  
meeting.

Architectural Report was made by Ambrose. He informed board that  
he had obtained stop signs and speed limit signs from the County.  
Speed limit signs would indicate 25 MPH limit. A source for  
replacement street name signs has been found and signs would be  
ordered.

Ambrose asked that he be allowed to attempt to sell seven lots  
that have been picked up by the Association. Property would  
first be offered to adjacent owners at \$500.00 plus selling fees.  
Motion made by Johnson and seconded by Sheffield that Ambrose be  
allowed to proceed with sale of property on these terms. Motion  
approved unanimously.

Further clearing of area behind dam was discussed, with the  
conclusion that the area to be cleared would be staked off and  
bids sought for this work.

Kenneth Mann suggested that the State be contacted for an  
inspection of the dam.

Ambrose reported that a mobile home had been moved from Lot  
28, Section I, by Glenna Wier, leaving a mess behind. Ambrose  
was to contact her regarding cleaning, with possibility that  
Association have it cleaned at her expense. Ambrose also  
reported that no action had been taken so far by Johnny Young  
on the mobile home Young had placed on Lot 204, Section II.

Mercury vapor lights paid for by ILOA were discussed, noting that some repairs were needed, and exploring the possibility of adding more. Ambrose is to investigate costs and report at next board meeting. Kenneth Mann volunteered to cruise the subdivision and pinpoint possible locations.

Ambrose reported that he had obtained bids for clearing of inlet slews into lake. Initial bids proved to be far too expensive for consideration.

Ambrose asked the Board what action should be taken regarding fourteen restriction violators, reporting that little or no action had been taken despite repeated contacts and letters. After discussion, motion was made by Ambrose to send letters to eleven of the violators giving thirty more days to comply, to give sixty days for Martins to comply, and to begin legal action against Bryant and Sloan to force compliance. Motion was seconded by Sheffield. Measure was approved on a 3-0 vote with Copeland abstaining. Ambrose was authorized by Board to contact lawyer to begin legal proceedings.

No reports were made regarding Lakes and Fishing nor Roads and Parks. Kenneth Mann again suggested that a committee be formed to inspect the lake for possible contamination and to contact the County Sanitation officer for assistance.

Items of old business - dam clearing, signs, and Young mobile home application - were covered by committee reports. Mick reported on purchase of computer for ILOA, stating that the system had cost \$1,447.15 and that it had been set up and was working fine.

Under new business, it was determined that Board Member Geoff Lumb was to be removed from his position in keeping with by-laws regarding non-attendance of meetings. Copeland asked for input from Board members regarding possible appointment of replacement. Appointment possible before next meeting.

Mick reported that Johns Disposal Service had increased the monthly fee for garbage collection from \$164.30 to \$191.70 beginning February 1, 1989. Increased landfill fees charged by the County were cited as primary reason.

Loose dogs and cattle were discussed briefly but no action was taken. Concensus was that this is an ongoing problem and there is no easy solution.

With no further business, Johnson moved to adjourn. Motion seconded by Sheffield. Meeting was adjourned.

By: \_\_\_\_\_  
Secretary

# INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, APRIL 29, 1989

- MINUTES -

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

Absent: Kirk Ivey

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Meeting called to order by President Copeland.

Minutes of February meeting were read and approved.

Treasurers report given by George Mick. Discussion of dues collections followed along with report on CDs.

In Ivey's absence, swimming pool report was made by George Mick. Both filters at pool have been cleaned and reworked by Peacock Pools and should be in good shape for the swimming season. The duties of pool attendants were defined, including checking of members cards, general cleanup of pool area, and the mowing of grass around the pool. It was also determined that pool attendants were to be considered employees and would require that withholding, etc., would be applicable regarding their pay.

Architectural Report was made by Ambrose, stating that new street signs were being installed as scheduled, and that legal action against Sloan and Bryant was continuing. During this report it was recommended that 33 new mercury vapor lights be installed. Decision was made to table this matter until the April meeting.

Ambrose also reported that Nelson's Shredding Service had bid \$450.00 for right-of-way mowing. Motion was made by Johnson to accept this bid, seconded by Kendall, and unanimously approved. A bid of \$350.00 for mowing of dam area was submitted by Nelson but this measure also was tabled until the April meeting, possibly to obtain additional bids.

Kendall reported on lake conditions, stating that Allen Rudd of Lone Star Lake Management had evaluated weed growth in the lake, recommending treatment with Aqua-Kleen weed killer as the lake was 60-70% covered with growth. Cost for this treatment was bid at \$1,800.00 for the chemicals and \$700.00 for application.

Motion was made by Johnson, seconded by Ambrose, that treatment of lake be made as soon as possible, at a cost of \$2,500.00. This measure was unanimously approved.

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Kendall also reported that weed killer had been applied to weeds along the edge of the lake.

Ambrose presented proposed changes to ILOA By-Laws for Board consideration, primarily seeking to better define some areas. After lengthy discussion, it was decided that the changes should be compiled into writing, mailed to all Board Members, and be decided upon at a special Board Meeting set for June 3, 1989.

A nominating committee of Kenneth Mann, Travis Sheffield and Mrs. Cecil Baker was appointed by Copeland to submit possible candidates for Board of Directors election to be held at the Annual Meeting.

It was determined that a proxy form be included with notification of annual meeting that is sent to all members so that they might be able to vote on proposed by-law changes.

Mick suggested that a fiscal year-end audit be made by an outside accountant since the appointed audit committee had done very little in the past few years. Board determined that bids should be obtained for this service and decided at a later meeting.

After some discussion regarding donations, a motion was made by Johnson, seconded by Sheffield, that a donation of \$100.00 be made to the Smithville Fire Department along with a letter expressing gratitude for their service.

By: George Mick  
George Mick, Secy/Bookkeeper

INDIAN LAKE OWNERS ASSOCIATION

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SPECIAL CALLED MEETING, JUNE 3, 1989

- MINUTES -

Board Members present: Joe Copeland, Art Ambrose, Kirk Ivey,  
Travis Sheffield, Karen Kendall.

Absent: Kevin Mullett, Metta Johnson

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Meeting called to order by President Copeland.

Treasurers report and committee reports were not given at this special meeting.

Purpose of this called meeting was to discuss proposed changes to the Indian Lake Owners Association By-Laws that had been submitted by Art Ambrose. (Some discussion was held during the April Board meeting, where it was decided that the changes should be compiled into writing and mailed to Board Members so that they would have opportunity to study changes before being asked to vote on acceptance.)

Proposed changes were once again read through with notations made leading up to a final draft. Mick was authorized to prepare a final draft and submit it to Board Members prior to the April meeting wher a vote could be taken.

Only other business at this meeting was a brief report on lake treatment. After a turndown on professional application, it was decided that the chemicals be purchased and that that they be applied by volunteers.

Chemicals were obtained and applied by Copeland, Mullett and Mick.

By: George Mick  
George Mick, Secy/Bookkeeper

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, JUNE 24, 1989

- MINUTES -

Board Members present: Joe Copeland, Metta Johnson, Kirk Ivey,  
and Travis Sheffield.

Absent: Art Ambrose, Kevin Mullett, Kirk Ivey.

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Meeting called to order by President Copeland.

Minutes from previous meeting were read and approved after three  
noted corrections.

First order of business was consideration of proposed by-law  
changes. Members present at this meeting voted for the proposed  
changes and authorized a telephone poll of absent members for  
their vote. (Telephone poll of Ambrose, Mullett and Ivey was  
all in favor of by-law changes, making the Board unanimous in  
their decision to present these changes for consideration at the  
annual meeting.)

Sheffield reported that the nominating committee had selected  
Kirk Ivey (re-election) and Rev. Alfred Gallmeier as nominees  
for the Board of Directors.

Proposed budget was discussed. Motion was made by Johnson that  
budget be accepted as presented. Vote was unanimous in favor of  
acceptance.

Proposed additional street lights were again discussed with the  
decision to table the matter until the August meeting.

Billie Owens reported on trying to obtain bids for mowing of  
the dam area. After some discussion, Owens was asked if he would  
try to obtain additional bids before a decision was made.

Copeland appointed himself, Johnson and Ivey as an audit  
committee to go over the books with George Mick. A meeting date  
would be set later and members of committee notified by phone.

Jim Evans addressed the Board, asking that representatives of the  
CAPS organization be given a place on the agenda at the annual  
meeting. Motion was made by Kendall and seconded by Johnson  
that the CAPS representatives be allocated fifteen minutes to  
address the annual meeting. Motion passed unanimously.



Preparations for the Annual Meeting were discussed, with Mick noting that the American Legion Hall had been reserved. It was decided to once again have the covered dish picnic following the meeting at the pool pavilion. ILOA is to furnish tea, soda water, plates, utensils, and napkins.

Additional weed treatment for the lake was discussed but no action was taken.

There being no further business, the meeting was adjourned.

By: \_\_\_\_\_

*George Mick*

George Mick, Secretary

# INDIAN LAKE OWNERS ASSOCIATION

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SPECIAL CALLED MEETING, JULY 29, 1989

- MINUTES -

Board Members Present: Joe Copeland, Art Ambrose, Kirk Ivey,  
Travis Sheffield, Karen Kendall, Alfred  
Gallmeier, and Kevin Mullett

Absent: None

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Meeting called to order by President Copeland.

Purpose of this called meeting was to discuss possible additional lake treatment to control weeds and possible addition of more mercury vapor lights.

Kendall reported that she had obtained a bid from Johnson Lake Management in San Marcos to apply Aquathol Liquid to an area of approximately 15 acres that banded the lake and covered the shallow west end. Chemical to be applied in two sessions. Cost of materials was set at \$6,300.00 and the two applications would cost \$500.00 each. Total cost would be \$7,300.00. Results would be guaranteed.

Johnson Lake Management also recommended treatment with fertilizer to sustain the kill, indicating that fertilizer would need to be applied approximately every six weeks. Cost of the fertilizer was estimated at \$1,675.00 per application, with volunteers providing the labor.

As a second option, Kendall described electric weedcutters that were available at approximately \$300.00. These weedcutters are supposed to work in water up to 12 feet deep. After some discussion, it was determined that these weedcutters would not be effective except for trimming around docks.

After much discussion, it was determined that any lake treatment would be deferred until the Spring of 1990. There was some concern about the usage of funds that were obtained approximately ten years ago by a special assessment designated for dam repair. It was determined that additional investigation into this matter was necessary.

It was also suggested that Kendall obtain information about possible fish restocking for future consideration.

The possible addition of more mercury vapor lights was discussed again but after expressing concern that funds may not be adequate it was decided to table this decision until the October meeting.

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Ambrose read through a list of revised policy statements for consideration by the Board. (List is attached.) After some discussion, Gallmeier moved that the policy statements be approved; seconded by Ivey. Measure was unanimously approved.

The method of payment of the \$5,000.00 contribution to Citizens Against Proposed Site (CAPS) approved at the Annual Meeting was discussed. Kendall moved that the interest income from CD's be used for payment; seconded by Gallmeier. After discussion, Kendall withdrew the motion. Gallmeier moved that the decision on method of payment be postponed until the August meeting; second by Ambrose. Motion passed unanimously.

With no further business, meeting was adjourned.

By: George Mick  
George Mick, Secy/Bookkeeper

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, AUGUST 26, 1989

- MINUTES -

Board Members present: Joe Copeland, Kevin Mullett, Art Ambrose, Alfred Gallmeier, and Travis Sheffield.

Absent: Karen Kendall and Kirk Ivey.

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Meeting called to order by President Copeland.

Minutes from previous meetings were read and approved. Treasurers report was given, noting that the \$65.00 expense of cleaning the Flynn lot had been repaid by Mary Flynn.

Ambrose reported that the swimming platform had been recarpeted and was ready to be towed back into position near the dam. He also noted that the Sloan property was still in need of further cleaning.

Mullett had little to report on Roads and Parks, stating that additional signs were to be obtained.

Since Kendall and Ivey were absent, there were no reports on Lakes and Fish nor on the Swimming Pool.

Under old business, the method of payment of \$5,000.00 pledged to CAPS was again discussed. Copeland reported that he had consulted with attorney Gary Reynolds concerning this payment and that Reynolds had some misgivings about the methods used in obtaining this contribution and suggested that the records be checked to be sure this money was not obligated for dam repair as it had been collected by special assessment.

After much discussion, Mullett made a motion that \$1,000.00 be removed from one of the CD's and be combined with current unpaid interest earnings from the CD's and be paid to CAPS as partial payment of the \$5,000.00 promised, with future interest earnings from CD's being paid to CAPS until the \$5,000.00 total is paid. This motion was seconded by Gallmeier. The motion passed 3-1, with Ambrose voting against and Copeland not casting a vote as their was no tie.

Also under old business, the possible addition of more mercury vapor lights was discussed with Ambrose indicating that more research was necessary and that it be discussed again at the October meeting.

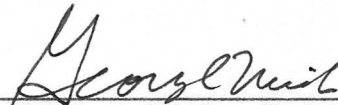
Under new business, Sheffield suggested that the installation of a pay phone in the pool area be explored. In discussion, it was determined that this measure had been attempted before and that there was not enough anticipated usage to justify the installation by the telephone company. It was decided to check with the telephone company again to see if anything might have changed that would allow the phone installation.

Gallmeier brought up the liability insurance question, inquiring if there was any insurance in effect. In discussing this matter, it was decided to explore the costs of obtaining liability insurance, with Sheffield noting that insurance costs had dropped recently.

Kenneth Mann complained of the condition of the lake, suggesting that the State Board of Health be contacted to test the lake and offer recommendations for improvement.

There being no further business, Ambrose moved that the meeting be adjourned, with Gallmeier seconding.

By: \_\_\_\_\_

  
George Mick, Secretary

# INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, OCTOBER 28, 1989

- MINUTES -

Board Members present: Joe Copeland, Karen Kendall, Art Ambrose,  
and Travis Sheffield.

Absent: Kirk Ivey, Alfred Gallmeier, and Kevin Mullett

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Meeting called to order by President Copeland.

Minutes from previous meetings were read and approved. Treasurers report was given by George Mick and approved as read.

Committee Reports:

Architectural - Art Ambrose reported that he had a request to install a mobile home that was beyond the age limit. This request was later changed because person was unable to conclude purchase.

Ambrose noted that fence at trash pick-up area was being damaged and suggested repairs and possible improvement of fence. No action was taken. He also noted that cedar posts had been taken from fence at pool park area. Discussion followed regarding repairs and it was decided to get estimates for possibility of installing pipe and cable fence.

Ambrose reported that the Sloan property had one mobile home and a storage building removed but that property was still in need of further cleaning.

Lakes and Fishing - The possibility of obtaining grass carp for weed control was again discussed. Ambrose reported on research he had done with Parks and Wildlife Department. Kendall stated that the correct type of carp was still illegal in Texas. She was to contact Don Morizot regarding possible State participation in obtaining the grass carp as a test program.

Roads and Parks - Chairman Mullett was absent so no report was given. Ambrose noted that signs were still lacking at entrance regarding one-way traffic.

Swimming Pool - Ivey was absent so no report was given. Mick reported no unusual problems at pool.

Under old business, Ambrose briefly discussed additional mercury vapor lights, this time recommending only one, to be installed at the entrance traffic island. No action was taken.

Installation of pay phone at swimming pool was discussed. Mick reported that phone company would not install due to lack of expected usage. After discussion, it was decided to ask the phone company if ILOA could subsidize or purchase the telephone, and that more discussion would follow at December meeting.

Karen Kendall offered a verbal resignation from the Board, stating that she would be living most of the year in Alaska and would be unable to perform her duties here. No action was taken regarding her replacement.

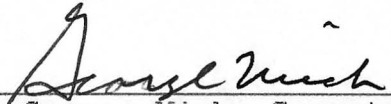
Ambrose proposed the purchase of a chain saw to be used for various cleaning jobs in the subdivision. Sheffield made a motion that saw be purchased for \$188.56. Motion was seconded by Kendall. Vote for purchase was unanimous.

I was also determined that weed-eater was in need of repair. Ambrose volunteered to take the weed eater and make repairs.

December meeting date was discussed and it was decided to move the meeting from the regular date of December 30 to the earlier date of December 9.

There being no further business, Sheffield moved to adjourn. Motion seconded by Ambrose.

By: \_\_\_\_\_

  
George Mick, Secretary

# INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING - DECEMBER 9, 1989 - 10:00 A.M.

POOL PAVILION - INDIAN LAKE

- AGENDA -

Call to Order - President Joe Copeland

Roll Call for Quorum

Reading of Minutes - October 28, 1989 Regular Meeting

Committee Reports:

Treasurers Report - Alfred Gallmeier  
Swimming Pool Report - Kirk Ivey  
Architectural Report - Art Ambrose  
Lakes and Fish - Karen Kendall  
Roads and Parks - Kevin Mullett

Old Business

More Discussion - Stocking of Grass Carp  
Possible Addition of Mercury Vapor Light at Entrance

New Business

Appointment of Replacement of Karen Kendall  
Pool Maintenance 12/16/89 thru 1/04/90  
(Betty Van Sickle on Vacation)

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Next Regular Meeting - February 24, 1989