

# INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, FEBRUARY 24, 1990

- MINUTES -

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

Absent: Karen Kendall, Kevin Mullett and Kirk Ivey.

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Meeting called to order by President Copeland.

Since the meeting of December, 9, 1989 was cancelled for lack of a quorum, no minutes were read. Treasurers report was given and approved.

Following the financial report, the possibility of utilizing the services of a collection agency to collect past due owners dues was discussed. Sheffield volunteered to explore this possibility and report at the next meeting.

Board agreed that current interest from CD's was to be withdrawn and paid to CAPS per agreement made at annual meeting.

Committee reports followed, first with Copeland reporting for Ivey on the swimming pool. It was determined that the bathhouses were in need of extensive repairs, and that estimates should be obtained for these repairs. If repairs could be made in the area of \$800 to \$1,000, Ivey was to be instructed to proceed.

Continuing on the swimming pool, the possibility of increasing ~~the~~ maintenance payment to Betty Van Sickle was discussed. After discussion, Gallmeier moved to increase Van Sickle's pay by \$25.00 per month, making the new total \$200.00. Motion was seconded by Ambrose and unanimously approved.

Copeland also reported that Ivey had made arrangements for pool attendants for this summer.

Mick reported on his research into adding a payphone at the pool and after discussion it was determined that the expense was too great so the idea was scrapped.

Ambrose brought up the fact that garbage collection area was in need of repairs and suggested that a wood fence be constructed around the existing area. Gallmeier moved that the fence should be built, setting \$200.00 as an approximate cost target. Motion was seconded by Sheffield and was unanimously approved.

Ambrose also reported that there were several street signs to be installed to complete this program and that he would soon have them installed.

Ambrose's report on the possibility of adding more mercury vapor lights concluded that only one light was recommended. Gallmeier moved that one additional light be installed at the entrance. Sheffield seconded, and the motion was unanimously approved. It was also decided that a one-way sign be placed at the entrance to keep cars on the right side.

Ambrose reported that he had obtained estimate for tree <sup>CUTTING</sup> ~~removal~~ on the dam at approximately \$400.00. Sheffield moved that the tree removal be done at the \$400.00 estimate. Motion was seconded by Gallmeier and unanimously approved.

Regarding lake treatment, Gallmeier was to contact specialists on lake treatment and report on their recommendations. He is to report on his findings and a possible called meeting of the Board might be necessary if time was short.

It was also determined that Ambrose was to work with the Roads and Parks since Mullett was not available.

Copeland suggested that since several Board positions were open due to resignations and that it was becoming increasingly difficult to find persons willing to serve on the Board it might be a good idea to appoint a nominating committee early so that they might have more time to secure candidates. No action was taken.

There being no further business, meeting was adjourned.

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

*George Mick*

George Mick, Secretary

# INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, APRIL 28, 1990

- MINUTES -

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

Absent: Kirk Ivey, Kevin Mullett, Karen Kendall

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Meeting called to order by President Copeland. Minutes from previous meeting were read and approved with comments. Financial report was given by Mick and approved after date changes were made.

Ambrose reported that a mobile home well beyond the acceptable age limit was almost installed but after informing the owner of deed restrictions the trailer was moved.

Ambrose also reported that street lights had been repaired and new light had been installed at entrance. He also noted that street signs had been installed and a do not enter sign had been installed at entrance.

He stated that fence was now complete around trash pickup area and that the trees cut from the dam would be burned in the fall. In discussing mowing of street right-of-way it was decided that Billie Owens would obtain additional estimates.

After discussing that the Sloan property had not been cleaned up as yet, it was decided to contract the cleaning of this property and owner would be billed. Motion was made by Sheffield, seconded by Gallmeier, and unanimously approved that Doug Teeler be contacted on this clean-up.

Moving and re-anchoring the swimming platform was discussed and it was decided to urge Ivey to try to get this done.

Ambrose concluded by noting that improvements on the Johnny Young mobile home had not been completed and stated that he would contact Young on this matter.

Gallmeier reported on his research regarding treatment of moss in the lake. The experts he contacted discouraged the use of fertilizer and suggested use of chemical weed killers. After much discussion and after considering the cost of weed treatment and studying the budget, it was decided to postpone treatment until next fiscal year when more funds would be available and a more thorough treatment could be made.

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Sheffield reported that he had checked with several collection agencies regarding unpaid owners dues and none of them were interested because amounts were too small.

A nominating committee was appointed to select nominees for Board of Directors election at the Annual Meeting. Committee consists of Jim Evans, Mona Drescher, and Art Ambrose.

Three nominees will be required: two for three-year terms to replace Copeland and Kendall; one for a one-year term to replace Mullett.

There being no further business, meeting was adjourned.

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

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, JUNE 30, 1990

- MINUTES -

Board Members present: Joe Copeland, Alfred Gallmeier, Francelle Helmcamp, Art Ambrose, Travis Sheffield.

Absent: Kirk Ivey.

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Meeting called to order by President Copeland.

First order of business was to consider Copeland's appointment of Francelle Helmcamp to fill the unexpired term of Karen Kendall. Confirmation was unanimous. Helmcamp also is to serve on Fish and Lake Committee until Annual Meeting.

Minutes were read and approved. Financial report was read and approved. Proposed budget for fiscal year 1990-91 was discussed and approved with minor changes.

Workers compensation was discussed and it was determined that this coverage be obtained. Mick was instructed to get a binder as soon as possible.

Ivey reported that the original estimate of \$800-1,000 for bathhouse repairs was too low, suggesting that approximately \$1,200 would be required. Ambrose moved that the additional amount be approved, Gallmeier seconded, and board voted unanimously to approve the motion.

It was also determined that a statement was needed to clarify pool attendant's hours relative to working more than 40 hours per week without receiving overtime.

Ivey also suggested that Jim Evans place a container for contributions to CAPS at the Annual Meeting to help defray the amount that ILOA has pledged. No action was taken.

Ambrose reported that he had not received estimates for the proposed pipe fence at the pool and pool park area as yet. He also stated that an old truck bed on Lots 451-52, Section II, would be moved soon, and that improvements on the Johnny Young property were again underway.

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Ambrose concluded by requesting that the Association purchase a riding lawn mower to keep the pool area, parks, and entrance area mowed. After discussion, Gallmeier motioned that a mower be purchased, setting a price range of \$1,000 to \$1,500. Ivey seconded the motion. Board approved unanimously, and Ambrose was authorized to make the purchase.

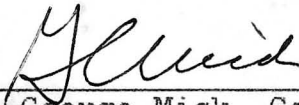
Nominating Committee report was next, with the names of Larry White and Norma Moree being submitted as candidates for the Board of Directors.

Mick was instructed to obtain, plates, utensils, soft drinks, tea and ice for the covered dish lunch following the Annual Meeting.

Ivey suggested that a trash barrel be obtained and placed near the boat ramp, and that a picnic table in that location would be a good addition. No action was taken.

Gallmeier requested a copy of pool rules and pool attendant's duties. He also inquired if a sign was put up at the pool indicating pools and hours and when the pool was closed for addition of chemicals.

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

  
George Mick, Secretary

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, ~~AUGUST 26, 1989~~ ← 08/25/1990

- MINUTES -

Board Members present: Art Ambrose, Larry White, Norma Moree,  
Kirk Ivey, Alfred Gallmeier, and Travis  
Sheffield

Absent: Francelle Helmcamp

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Meeting called to order by President Gallmeier.

Minutes were read and approved. Treasurers report read and approved.

Committee reports followed, with Architectural Committee Chairman Ambrose reporting:

- \* That a mobile home had been installed on Lots 385/386 in Section II.
- \* The Bryant double-wide on Lots 16/17 in Section I had been removed.
- \* Bulletin boards and signs at swimming pool had been vandalized and had been reported to sheriff's department.
- \* Sharon Walker had been instructed to remove car that was lacking license tags and inspection.
- \* The mobile home on Lots 419/420 in Section II lacks underpinning. Owners have been given 90 days to comply.
- \* Acknowledged that William Cameron had donated a picnic table that will be placed at boat ramp after it is repaired.
- \* Riding lawn mower had been purchased and has been placed in service.
- \* Planning and estimating still underway for possibility of installing pipe fence in pool/park area.
- \* He is still investigating possibility of obtaining the services of a dog-catcher to control loose dogs.

Mrs. Cecil Baker reported to the Board that swimmers in the lake and around the boat ramp area were making too much noise and using foul language. She urged the Board to contact the sheriff's department for some control and to determine if these people are Indian Lake residents and entitled to use the facilities.

Swimming Pool Committee Chairman Kirk Ivey reported:

- \* More awareness needed to help control vandalism at the pool area. Suggested taking down license plate numbers and to watch the area more closely.
- \* That pool attendants had been dismissed for the season, with Sunday, August 19th being their last day to work.
- \* Repairs to the bathhouse had been completed and that painting would be done soon.
- \* Requested a motion to allow replacement of stolen pool signs. Board indicated no vote was required and instructed Ivey to obtain new signs.

Deputy Sheriff Skip Wobus stopped by the meeting and after hearing comments concerning vandalism and unauthorized use of facilities, suggested that the Sheriff's department be called if there are any problems. He indicated that he would be available for emergency calls.

Lakes and Parks Committee Chairman Larry White reported:

- \* That the Board needed to determine exactly what they wanted from the lake. He passed out questionnaires so that Board Members and others could express their views.
- \* He had a report from Lake Management Specialist Malcolm Johnson indicating presence of two types of weeds in lake and suggested chemical treatment, with followup applications of fertilizer to encourage microscopic plant life to help cloud water.
- \* Concluded that action be taken immediately; that the Board somehow find the necessary funds; that treatment could take two or three years before desired results are achieved.

Following White's report, Sheffield made a motion that three bids be obtained regarding lake treatment and that special meetings be called if necessary to take timely action. Moree seconded the motion and Board approved unanimously.

Roads and Parks Committee Chairwoman Norma Moree had little to report but indicated that she would work closely with Commissioner Seidel to obtain as much County help as possible in maintaining and repairing streets.

Kirk Ivey made a motion that time switches be installed on the swimming pool pumps to conserve electricity during the winter and prevent unnecessary wear. Motion was seconded by Moree. Board approved unanimously.

There being no further business, meeting was adjourned.



INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, OCTOBER 27, 1990

- MINUTES -

Board Members present: Alfred Gallmeier, Francelle Helmcamp, Kirk Ivey, Travis Sheffield, Norma Moree, Larry White

Absent: Art Ambrose

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Meeting called to order by President Gallmeier

Minutes of previous meeting and financial report were read and approved as read.

Committee reports followed, first with Moree reporting for the absent Ambrose, including:

- \* Lots 106/107 in Section II had been sold by Jimmy Greene to George Ford.
- \* William Bryant is soon to install a single-wide mobile home on his lots near the subdivision entrance.
- \* He had not had time as yet to make repairs on the picnic table to be placed at boat ramp area.

Swimming pool committee report was next, with Ivey reporting:

- \* That new signs had been made to replace those stolen from the pool area. They would be hung as soon as he could get someone scheduled to do it.
- \* Leak in bathhouse had been repaired.
- \* That painting of bathhouse and pump room has been completed.

Lakes and Fish Committee report followed, with White reporting:

- \* He had obtained three bids on possible lake treatment, two of which involved application of weed killer. The third proposal suggested that grass carp be stocked into the lake.
- \* The two proposals regarding chemicals would cost \$6,000.00- plus for each application and would probably require repeat applications.
- \* That the stocking of grass carp is still illegal in Texas.

Gallmeier stated that he had met with a Soil Conservation Agent from Temple and that they had examined the Lake. Agent recommended against the use of chemical weed killers, suggesting the use of liquid fertilizer. He indicated that the would come out, test the water, determine the proper time for application, and actually work with ILOA to make the application. This approach was estimated to cost approximately \$200 per application with approximately three applications needed per year, assuming ILOA would make the application.

After much discussion and consideration regarding cost of the various proposals, a motion was made by Ivey that the fertilizer method be used and that White was to proceed, including possible professional application. Motion was seconded by Sheffield. Board approved motion unanimously.

Moree followed with Parks and Roads Committee Report:

- \* That since the last meeting, she had met with Commissioner Seidel and that she and Seidel had toured the subdivision on October 24 and discussed needed repairs.

- \* Noted that the County had reponded to her request to make repairs at the Wig Wam and Blackfoot intersection.

As a result of Moree's meeting, Commissioner Seidel indicated that County Road 199 (rear entrance to subdivion) would be improved and considered for paving; that Peace Pipe Street would have pre-mix applied and shoulders improved; bad spots on Buffalo Run would be repaired; patching done on Deer Run; and that further repairs would be made at the Wig Wam and Blackfoot intersection.


Seidel also indicated that right-of-way mowing within the subdivision would be continued, to include the boat ramp area.

Moree also requested that anyone knowing of needed street repairs should contact her and she would in turn inform Commissioner Seidel and try to have these repairs made.

Board decided that the December meeting would be changed from the regular December 27 date to December 1st.

The being no further business, meeting adjourned.

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

  
George Mick, Secretary

# INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, DECEMBER 1, 1990

- MINUTES -

Board Members present: Larry White, Norma Moree, Kirk Ivey,  
Alfred Gallmeier, and Travis Sheffield

Absent: Francelle Helmcamp, Art Ambrose

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Meeting called to order by President Gallmeier.

Minutes from previous meeting were read and approved after correction of street name in Roads and Parks report. Treasurers report was read and approved.

Committee reports followed, with Swimming Pool Committee Chairman Kirk Ivey reporting:

- \* Water usage at pool area seemed unusually high and a search for leaks found nothing. It was noted that some people had been washing cars at pool area and that faucets had been left running on occasion.
- \* There had been no vandalism at pool area since the shutdown for winter.
- \* He planned one more grass cutting at the pool.

Larry White reported all was status quo on Lakes and Fish, with nothing new to discuss.

Norma Moree indicated nothing new concerning Roads and Parks other than the County had completed another right-of-way mowing.

Discussion followed about mowing, with all agreeing that they wish the County had a wider mower.

Under new business, Gallmeier stated he had been contacted by Surety Land and Title concerning the sale of Lot 490 in Section II to Milton Liese. Surety indicated they needed a resolution authorizing someone to sign documents for Indian Lake Owners Association. Lot in question belongs to ILDA, and is among a group of lots owned by ILDA that have been offered for sale to adjoining property owners at \$500.00 each.

A motion was made by Travis Sheffield that a resolution be drawn up and signed by all Board Members empowering the current Board President to sign legal documents concerning property sales. Motion was seconded by Larry White and was unanimously approved.

Also under new business, Gallmeier said he had received another complaint from a property owner concerning damage by dogs, singling out one white dog in particular. She stated that this dog has attacked other dogs and has damaged yards in the neighborhood. She reminded that almost a year ago a suit was filed against one dog owner for a similar attack, and even though the case was ruled against the dogowner, no compensation has been paid. She asked that something be done to control these dogs.

Discussion followed concerning this dog problem, trying again to find a means of control, exploring what legal means might be available. It was determined that a Board Policy Statement on dog control had been filed with the County but it was unclear how effective it was. Gallmeier indicated he would get with Art Ambrose to seek a solution to this ongoing problem.

There being no further business, meeting was adjourned.