

Indian Lake Owners Association

Bi-Monthly Board Meeting
February 23, 2019 – 10:00 A.M.

Smithville Public Library

MEETING MINUTES

Call to Order – President Charles Faulds 10:00 AM

Roll Call for Quorum – Bonny Joplin

Charles Faulds, Bonny Joplin, Virginia Gicklhorn, Connie McDonald, Cyndee Wilson, Doug Watne. Susan Weldon was absent. A quorum was established.

Meeting Minutes – December 01, 2018 – Virginia Gicklhorn

Approval motion by Connie McDonald; second by Cyndee Wilson. All approve. Motion carried.

Treasurer Report – Susan Weldon

Virginia Gicklhorn gave unreconciled balances as of 02/18/19. Checking account balance is \$25,373.90. Savings account balance is 10,288.18. Susan Weldon needs all receipts for expenditures with a printed name and project area on all receipts.

Committee Reports

Architectural – Connie McDonald - Connie went over new permits issued, with one denial.

Lakes and Fish – Doug Watne - We are waiting on expenditure approval to proceed with the boat ramp dock.

Bonny Joplin tried, without success, to contact a representative with the Fish and Wildlife Dept. Due to opposition to stocking with tilapia, Doug Watne made a motion to table spring stocking until the April meeting to allow more research concerning permits. Second by Bonny Joplin. Motion carried.

Doug is waiting for warmer weather and volunteers to continue removing trees from the interior of the dam.

He has the boards to repair broken ladder on the pier at the dam.

At a later time we will remove the bulletin board, repair, and reset by the entrance.

There is a possible siting of a single nutria. The board and other members will maintain visual.

Doug will get bids on repairing the soft spot on the dam and will develop an action plan for the April meeting.

Doug is inspecting the French drain piping in the middle of the dam. Removal of mesquite trees on the back side of the dam and cleanup of storage shed on Tejas and moving to the pool area will be done this spring.

Bonnie Joplin made a motion to table discussion of the brush pile. Second by Virginia Gickhorn. Motion carried

Roads and Parks – Cyndee Wilson - The county is doing road work. Cyndee will ask the county to post a sign at the soil stockpile.

Swimming Pool – Bonny Joplin – Tentative pool opening date is May 1. Bonny will take care of renewing Shane's contract and will get with Susan to order swim bands.

Old Business

Connie McDonald made the board aware that the Texas State Health Dept has Enforcement capabilities for violators.

Connie McDonald got a bids from J & J Metal Works and Kana Construction for a 4'X8' plasma cut sheet metal sign. Connie McDonald made a motion to accept the bid on the sign as presented with cost not to exceed \$2500. Second by Cyndee Wilson.

Motion carried. Virginia Gicklhorn abstained. Discussion followed about color options, pipe repair, landscaping, and border replacement.

Bonny Joplin renewed garbage service with Country Waste with a \$20.00 discount.

Cyndee Wilson asked board to accept 2019 bid for mowing and shredding from Matt Sullen. The quoted rate was lower than last year's rates. The maximum budget for mowing is \$11,925.00 which is 24 mowings and 3 shreddings. Contractor is bonded and licensed. Virginia Gicklhorn made a motion to accept the bid. Second by Connie McDonald. Motion carried.

Bonny Joplin made a motion to reprint business cards with corrections, to be included in annual meeting packet. Second by Virginia Gicklhorn. Motion carried.

Charles Faulds, bylaws and restrictions chair, hopes to have updated bylaws ready to present at the July annual meeting. He proposed that we thoroughly investigate restrictions and have them ready to present at the 2020 annual meeting.

Susan Weldon purchased a lap top and the QuickBooks program. Connie McDonald made a motion to allow Susan to purchase Microsoft Office software to be able to pull reports from Quickbooks spending up to \$200.00. Virginia Gicklhorn second. Motion passed.

New Business

Charles Faulds accepted the Watne Challenge (haha) and offered to donate purchase of Texas HOA Manager for a monthly fee of \$50.00. No objections.

Connie McDonald offered to remove 3 dead trees at the boat ramp and plant an Arizona Ash and a few crepe myrtles in their place. Mary Cox offered to donate some crepe myrtles, with the rest being donated by Bud and Connie McDonald. No objections.

Raylynne Fillman is working on the ILOA website using Mail Chimp. She offered to do a monthly newsletter by e-mail subscription to keep members more informed. There is no cost and she is volunteering her time. No objections.

Connie McDonald will set up an ILOA email for the web site which can possibly be used for pay pal. No objections.

The date for the community cleanup is set for March 30 providing this date is agreeable with our county commissioner. A litter pick up work date will be scheduled at a later time.

Cyndee Wilson made a motion to accept Jane Curlee's request for pay raise to \$500.00 monthly until further notice. Second by Virginia Gicklhorn. Motion carried. Susan Weldon will get with Jane to update contract.

Next scheduled meeting date: April 27, 2019 at the pavilion.

Motion to adjourn by Cyndee Wilson. Second by Connie McDonald.
Meeting adjourned at 12:30 PM

Attendees other than board members: Liz Brissette; John Creager; Raylynne Fillman; Herb Phillips; Marvel Phillips; Mary Cox; Janis Vasek; Pam Snyder.

Indian Lake Owners Association

Bi-Monthly Board Meeting
April 27, 2019 – 10:00 A.M.

Pavilion

MEETING MINUTES

Call to Order – Virginia Gicklhorn in the absence of Charles Faulds and Bonny Joplin 10:03 AM

Roll Call for Quorum – Virginia Gicklhorn in the absence of Bonny Joplin Virginia Gicklhorn, Connie McDonald, Cyndee Wilson Doug Watne, and Charles Faulds by phone were present. Bonny Joplin and Susan Weldon were absent. A quorum was established.

Meeting Minutes – February 23, 2019 – Virginia Gicklhorn
Approval motion by Connie McDonald; second by Doug Watne. All approve.
Motion carried

Treasurer Report – Virginia Gicklhorn in the absence of Susan Weldon
Unreconciled balances as of April 25, 2019: Checking \$23,398.14; Savings \$10,295.75.

Committee Reports

Architectural – **Connie McDonald** -Connie went over new permits and multiple complaints, including excessive noise, burning hazardous materials, vandalism, loose aggressive dogs, and commercial business. The entrance sign is in progress due to other options after our last meeting, She is still hashing out a final design proposal and installation options. Connie donated the expense of removing dead trees at the boat ramp and trimming remaining trees.

Lakes and Fish – **Doug Watne** The boat ramp is on hold, with possible bids.

The spring fish is on hold.

Work was done on the pier and plans are to remove more trees from the interior of the dam.

Doug removed the broken ladder from the pier and Herb Phillips

constructed a new ladder with paint that will be installed soon. The soft spot on the dam will be inspected after shredding. He will check the French drain piping in the middle of the dam and have contractor mow backside of dam and spillway. Pending items are to repair fencing around the dry hydrant at the boat ramp; replace bent piping fence at the entrance; sandblast all white fence piping with Osflow, use a good primer, and repaint; Cleanup up storage shed on Tejas, remove the fencing, and move the building to the pool area, and remove old shed; Remove bulletin board, repair, and reset by the entrance. He will get with Bluebonnet to reroute electrical line to the pump house, and set a pole behind the shed.

Roads and Parks – Cyndee Wilson -Cleanup day was a huge success, but she still has the final load at her house on a trailer. She continues to correspond with the county commissioner on road repairs.

Swimming Pool – Bonny Joplin (Virginia Gicklhorn-for Bonny)

Pool opening date: Connie McDonald made a motion to open the Pool May 4 and 2:30 with hamburgers and hot dogs. Second by Cyndee Wilson. All approved. Motion carried. Nicky Wilson volunteered to cook. **Pool hours sign:** Cyndee Wilson will take care of the pool sign and the park Sign.

Shane Stoddard and Doug Watne will be working on pool items that need attention.

Shane Stoddard reported that the pool is in good condition and is ready to open. Bonny Joplin is contacting Leslie's Swimming Pool and Supplies concerning warranty on work done last summer. Susan Weldon is opening an account with Leslie's Swimming Pool and Supplies.

Old Business

Bylaws & Restrictions - Charles Faulds (John Creager) : What we need to figure out is which dated restrictions and bylaws we are proposing to make changes. It seems we don't all have the same date which is confusing. John Creager referenced the final version of the documents that were transmitted to the previous board in May 2018.

After a lengthy discussion on bylaws and restrictions, **Cyndee Wilson made a motion for Charles Faulds to call a special meeting to discuss**

changes to bylaws and restrictions with a date to be determined. Second by Connie McDonald. All approved. Motion carried. This meeting should include John Creager and Liz Brissette.

Business Cards-Virginia Gicklhorn (for Susan Weldon) Business cards are available. Cards need to include Marilyn Dunn's contact information for Neighborhood Watch.

New Business

Connie McDonald made a motion to allow Herb Phillips to set up a bee Trap on Tejas. Second by Doug Watne. All approved. Motion carried.

Marilyn Dunn, Neighborhood Watch Chair has been corresponding with Bastrop County Sheriff. The Noise ordinance is a State Law and it has to be 85 decibels or higher late at night into the early morning hours to receive a citation. However, if it is considered a nuisance no one can be fined or arrested, but can be reported to the Sheriff's office. A deputy will have a conversation with them and you can receive a call back after the investigation. What members are advised to do is to make the call to the Sheriff's office so it can be logged, call Marilyn Dunn, let her log it. When she gets several complaints she will have a conversation with the sheriff. The same process is recommended for loose, aggressive dogs. The more phone calls that are logged the greater success we will have in getting these Issues resolved.

To make members more aware of what can be done Marilyn has a document from the Bastrop County animal Services to be posted on our web site.

Marilyn recommends the Board consider a Management Firm.

Susan Weldon will present Jane Curlee's renewal contract at the next board Meeting.

For the annual meeting, Charles Faulds will appoint audit and nominating Committees and get vote counters.

Virginia Gicklhorn will organize the annual meeting packet and get board approval for the letter that goes in the packet.

It was the consensus of the board that barbeque should be provided at the

annual meeting.

Next scheduled meeting date is June 29, 2019 at 8:00 AM.

Motion to adjourn by Cyndee Wilson. Second by Doug Watne. Meeting adjourned at 12:01 PM.

Attendees other than board members: John Creager, Bobby Williamson, Marilyn Dunn, Nick Wilson, Herb Phillips, Mary Cox, Carlie Case, Liz Brissette, Shane Stoddard, Michelle Quisenberry.

Indian Lake Owners Association

Special Board Meeting
May 25, 2019 – 10:00 A.M.

ILOA Pavilion

- MEETING MINUTES

Call to Order – President Charles Faulds 10:04 AM

Roll Call for Quorum – Bonny Joplin- Charles Faulds, Bonny Joplin, Virginia Gicklhorn, Susan Weldon, Connie McDonald, Doug Watne were present. Cyndee Wilson was absent. A quorum was established.

Meeting Minutes – April 27, 2019 – Virginia Gicklhorn- Approval motion was made by Doug Watne; second by Connie McDonald. All approve. Motion carried

Treasurer Report – Susan Weldon

Old Business

By-Laws and Restrictions

Chapter 209 of the Texas Property Code authorizes the Board of Directors to amend the bylaws. This board will not make changes to the bylaws. Proposed changes will be presented to the annual meeting.

As per Chapter 209 of the Texas Property Code and the Texas Nonprofit Corporation Law, The subdivision Restrictions may only be amended by an affirmative vote of five of the Board of Directors and an affirmative vote of sixty-seven (67%) of the total votes allocated to the lot owners in the Association. The intent of the current board is to provide a vehicle for the members to decide whether we want to allow manufactured housing in the deed restrictions. Charles Faulds will get with John Creager and Elizabeth Brissette concerning proposed deed restriction changes to be presented to the June board meeting in order for them to be considered at the annual meeting.

Bonny Joplin made a motion to proceed with the bylaws and restrictions proposals to be presented at the annual meeting. Second by Susan Weldon. Discussion: Connie McDonald would like to see a condensed version of the restrictions. Unanimous approval. Motion carried.

Connie McDonald provided information on how and HOA can enforce rule violations. She would like the violation letter to include verbiage stating all fees will be paid by the violator.

Bonny Joplin made a motion to authorize the board to get an attorney to assist the board in legal matters. Second by Connie McDonald. All approve. Motion carried. Charles Faulds will check on the fees that a proposed attorney would charge.

Doug Watne made a time sensitive motion to accept a bid from Sullins Landscaping in the amount of \$1325.00 to cut trees on the dam. Second by Susan Weldon.. All approve. Motion carried.

Charles Faulds: Announcements:

He appointed Carlie Case to chair the audit committee.

He appointed Phil Webb to chair the nomination committee.

ILOA may have excess funds from Bastrop county in the amount of \$2270.00. the county clerk accepted this document to withdraw excess proceeds.

Owners or their agents, of private or facilities stocked with Mozambique tilapia or triploid grass carp by an exotic species permit holder shall retain a copy of the exotic species transport invoice for a period of one year after the stocking date or as long as the tilapia or triploid grass carp are in the water, whichever is longer.

A person may transport Mozambique tilapia or triploid grass carp to a private pond or facility or possess Mozambique in a private pond or facility {subject to compliance with 57.116 d) of this title relating to Exotic Species Transport invoice. Mozambique tilapia and triploid grass car possessed in a private pond or facility may be removed from those premises only if gutted or beheaded.

Bonny Joplin made a motion to adjourn; second by Susan Weldon. Meeting adjourned at 11:11 AM.

Attendees other than board members: Bobby Williamson, Liz Brissette, Carlie Case, Phil Webb.

Indian Lake Owners Association

Bi-Monthly Board Meeting

June 29, 2019 – 8:00 A.M.

Pavilion

MEETING MINUTES

Call to Order – President Charles Faulds 8:04 AM

Roll Call for Quorum – Bonny Joplin

Charles Faulds, Bonny Joplin, Virginia Gicklhorn, Susan Weldon, Connie McDonald, Cyndee Wilson, Doug Watne. All board members were in attendance. A quorum was established.

Meeting Minutes – May 25, 2019 – Virginia Gicklhorn

Approval motion by Connie McDonald; second by Doug Watne. All approve. Motion carried.

Treasurer Report – Susan Weldon

Checking account balance is \$20,600.00 Savings account balance is \$11,001.01. Susan Weldon needs paper receipts for expenditures with a printed name and project area on all receipts.

Committee Reports

Architectural – Connie McDonald - Connie went over new permits issued, With all of them presenting Bastrop County Permits.

Lakes and Fish – Doug Watne

Boat Ramp Dock:

Waiting on expenditure approval, would like to hire contractor to build (Tabled for now)

Fish for weed control:

Waiting on expenditure approval for Mozambique Tilapia 1" - 4" - \$14.00/lb 4" up to 1 lb - \$10.00/lb

I think the bigger fish would have a better chance of survival, Larry's Fish Farm recommends 10lbs/acre, our lake is 32 acres (\$3,200)

Willow and tree removal on Dam:

Cut down most trees water level to high to cut some.

Would like an approval for purchasing a chemical tank with 12-volt pump and battery along with Rodeo herbicide for killing willows and cattails on dam (\$300)

Doug Watne made a motion to authorize him to spend up to \$300.00 to purchase a chemical tank and herbicide for the dam to kill willows and cattails. Second by Cyndee Wilson. Unanimous approval. Motion carried.

Bobby Williamson is donating \$500.00 designated for lake and dam.

General Maintenance:

Soft spot on dam inspection – inspected after shredding, unknown if a problem will need equipment to excavate area

Check French drain piping in middle of dam at bottom for draining water within dam – inspected after shredding. (still covered up with mud and weeds no visual)

Various items:

Repair fencing around dry hydrant at boat ramp (spoke with Skip Wobus, he thought he could help out.)

Replace bent piping fence at entrance, Skip to purchase 2 7/8 tubing and donate his time to weld up.

Sandblast all white pipe fencing, treat with Osflow (stops rusting), use a good primer, and repaint. (Plan on getting bids)

In the absence of donations, Doug Watne will solicit bids for fence painting and bring the bids to the board.

Clean up storage shed area on Tejas by creek crossing, remove fencing, move building to pool area, remove old shed. (nothing done yet)

Connie McDonald will take care of the building and move things from the building at the pavilion to the building on Tejas. Prior to work on the Tejas building weeds will have to be killed and mower started and moved.

Remove bulletin board, repair and reset by entrance. (nothing done yet)

Bluebonnet to reroute main electrical line to pump house, remove line going to Glover's, come around front with primary line, set a pole behind shed and tie into fuse panel, added security light on dock. (Completed)

Repaired broken tables at pavilion with Fidel T donated wood.

Repaired separated post from roof on BBQ awning (help from John C.)

Virginia Gickhorn made a motion to rescind the email approval for stump grinding. Second by Connie McDonald. The stump grinding was cancelled but not by unanimous vote. Doug Watne voted no.

Roads and Parks – Cyndee Wilson - Cyndee gave an update on the county road work. See attached Cyndee's resignation letter. All present graciously thanked Cyndee for her service on the board.

Swimming Pool – Bonny Joplin –The consensus of the board was to allow Bonny to evaluate signage on the pool and to re-position the signs.

Bonny suggested that in the bylaws that swim bands be required. This will be addressed when bylaws are updated.

Old Business

Neighborhood Watch

Marilyn Dunn

There was no objection from the board to reimburse Marilyn \$30.94 for 500 business cards for neighborhood watch.

She needs the materials for neighborhood watch from the previous neighborhood watch chair.

Sign at the entrance on Indian Lake Dr

Connie McDonald

The sign is ready to be cut and installed. The final artwork was presented and approved.

- 1) An invoice for the manufacture of the sign with a mounting frame was received. The cost exceeded the original quote, due to the required mounting frame, with a final cost of \$1250.00
- 2) An invoice for the installation which will include pick up of the sign from manufacturer, removal of the old rotted wood post, installation, of 2 new metal posts, capping 2 metal posts, mounting (welded) of sign to new post, removal of broken bent top rail on fence and replacement with new top rail has been received. The cost exceeded the original quote due to the added work of removing old post, and replacing the top rail with a final cost of \$1200.00
- 3) Stone blocks to replace the existing damaged and crumbling flowerbed rock wall have been purchased. **Doug Watne** will pick up from Lowes July 1 and deliver to Connie's trailer. Some additional garden soil and 4 lantanas were also purchased to fill out the bed after removal of the century plants. The cost was less than the original quote due to a favor by a member & Lowe's employee, Holly Titus. The total cost of the flower bed border stones and materials was \$256.46.

The bottom line was \$2706.00 which was \$206.00 over board approval.

Marilyn Dunn is donating \$106.00 and Phil Webb is donating \$100.00 to make up for the difference. A work day is scheduled for July 11-12, but anybody can work when they have spare time. A posting on Nextdoor will allow anybody to get Century plants. Some of the plants could even be potted and used for door prizes at the annual meeting.

Connie McDonald is working on the web site.

Proposed Attorney

Charles Faulds

Connie McDonald made a motion to retain Alex Valdes with Winstead Attorneys. Second by Virginia Gicklhorn. All approve. Motion carried. Board approval will be required prior to use of the attorney.

Bylaws and Restrictions

Charles Faulds

It is the consensus of the board that it is pre-mature to present changes at the annual meeting. Following is a plan to address this matter.

1. We will have an attorney guide us through this process to make sure we do not miss any requirements.
2. We will build upon the work of John Creager and myself. That is we will take what we have as a starting point for review and amendment.

3. We will form a working group or committee to meet 6 times in the next year on the last Saturday of the alternate months when we do not have board meetings to hash through each individual item, get input from all, and report to the board the following month for approvals as we go.....
4. Everyone will be invited to these meetings.

Annual Meeting Packet

Virginia Gickhorn

Included in the packet is agenda, notice of annual meeting, proxy, and 2018 meeting minutes. Jane Curlee offered to copy documents and print labels. We have envelopes. Virginia will stamp and mail to members as soon as Jane copies.

Connie McDonald will donate the BBQ.

Various people will donate door prizes.

New Business

New Sign at the Boat Dock

Phil Webb

Phil would like to see a bigger sign at the boat launch and for safety the building of a walk way from the dam to the pool. It is a possibility we can use materials from the entrance sign. These actions were tabled until after the annual meeting when a new Parks and Roads board member is named.

Pavilion

Bobby Williamson

He has a vision for a meeting and recreation hall to replace the pavilion. He would like to dedicate it to Robert Sconci. Bobby Williamson volunteered to chair a fund raising committee for this project which falls under Parks and Roads.

Next scheduled meeting date: August 31, 2019 at the pavilion at 8:00 AM.

Motion to adjourn by Bonny Joplin. Second by Connie McDonald.

Meeting adjourned at 10:01 AM

Attendees other than board members: Liz Brissette; Mary Cox; Janis Vasek; Bobby Williamson; Carlie Case; Phil Webb; Marry Appleton; Rick Appleton

Indian Lake Owners Association

Bi-Monthly Board Meeting
August 31, 2019 – 8:00 A.M.

ILOA Pavilion

-MEETING MINUTES –

Call to Order – Charles Faulds 8:02 am

Roll Call for Quorum – Bonny Joplin

Charles Faulds, Bonny Joplin, Virginia Gicklhorn, Susan Weldon, Connie McDonald, Doug Watne. James Wilson was absent. A quorum was Established.

Meeting Minutes – June 29 , 2019 – Virginia Gicklhorn

Approval motion by Doug Watne; second by Bonny Joplin. All approve. Motion carried.

Treasurer Report – Susan Weldon

Checking account balance is \$16,745.49; Savings account balance is \$11,003.63. Treasurer's report was approved as presented.

Charles Faulds to comment: The net income on the P&L statement should match the net income on the balance sheet, which it does this month reflecting a negative amount of 580.72. He did analytical work on owners/ past dues. We have around 400 property owners and not all of them are receiving invoices for HOA dues. To correct this Susan Weldon is starting a new system by lot numbers effective July 1, 2019.

Committee Reports

Architectoral – **Connie McDonald:** No new permits issued. She is working with multiple new property owners in efforts to get permits for proposed building, mfg home, and accessory building placement. Twenty-four violation letters were mailed for improvements to lots.

Lakes and Fish – **Doug Watne**

Fish for weed control:

Expenditure approval needed for Mozambique Tilapia. A TPWD representative recommended continuing with grass carp and not to pursue tilapia because they will be less efficient than grass carp and rarely survive through winter, and are an ongoing

expense TPWD advised that we have not legally had Triploid Grass Carp for the last 20-30 years, as a barrier must be installed to prevent escape during flooding. Doug presented pictures of what the fence should look like. The cost of a compliant fence is around \$5,000. Phil Webb said according to bylaws we need to get bids for estimates with designs that meet the minimum standard and to see if they will expand draws. No objections from the board. As the fence needs to be built right away, before the next rain, **the consensus of the board is to get approval via email.**

Dam Maintenance:

Sprayed trees and cattails on dam and spillway. Plan removal this fall unless Mother Nature takes them out.

Check French drain piping in middle of dam at bottom to ensure that it is still draining water from the interior of the dam. (all covered up with mud and weeds no visual) Doug has been unable to get down there yet.

Water buildup within the dam will cause a sloughed area and could cause dam failure.

Various Items:

Remove bulletin board, repair and reset by entrance

Clean up storage shed area on Tejas by creek crossing, remove fencing, move building to pool area, remove old shed.

Ladder repair in pool (loose)

Concrete crack resealing – pool area

Roads and Parks – James Wilson Not present. No report. As per the Neighborhood Watch meeting with the sheriff on August 28, the sheriff said it will benefit safety and security if we have street lights. Mary Cox said the cost of street lights is \$11.00 per month for each light if they are on Bluebonnet poles. **Marilyn Dunn** will recommend where they need to be placed.

Swimming Pool – Bonny Joplin Shane said the pool is doing great. He has been adding more chemicals due to the heat. The water bill was 94.53, which was not a concern due to the heat of this summer. Not a lot of people are there who don't belong.

Old Business

Date to close pool

Bonny Joplin

Bonny Joplin made a motion to close the pool October 1. Second by Susan Weldon. All in favor. Motion carried.

Walkway from the dam to the pool

Bonny Joplin

Virginia Gicklhorn made a motion to table; second by Bonny Joplin. Motion carried.

ILOA to pay for Texas HOA manager

Doug Watne

Doug Watne made a motion to reimburse Charles Faulds for \$50.00

monthly fee since origination and moving forward for the rest of this year. Second by Bonny Joplin. All in favor. Motion carried.

Stock tilapia

Doug Watne

Darrell Brissette to comment: No objection from the board to allow Darrell to look at the lake to survey the number and type of fish.

Fence painting

Doug Watne

Virginia Gicklhorn made a motion to table the fence painting. Second By Connie McDonald. Motion carried.

Storage shed on Tejas

Connie McDonald

Nothing has changed. We are waiting on cooler weather and volunteers.

New entrance sign

Connie McDonald

We are waiting on cooler weather to finish painting and planting.

Connie has plans for solar lighting. She will also check with Bluebonnet to see about adding a light to the existing pole.

Bylaws/Restrictions report

Charles Faulds

Nothing new. They are working on getting this committee together.

Pavilion

Bobby Williamson

Utilities and maintenance will pay for itself. We need donations and an engineer. He is open for suggestions. The holdup is the lack of money.

New Business

A board vote on whether to place old entrance sign

at the boat ramp

Connie McDonald

Marilyn Dunn to comment: Marilyn has the old entrance sign on her patio. She has volunteers who will put it together. Bonny Joplin made a motion to place the old entrance sign at the alternate entrance at Blackfoot and Willis. Second by Doug Watne. Motion carried. Connie McDonald will look into the cost of cameras at Indian Drive and Willis.

Prepaid cell phone for architectural committee

Connie McDonald

This was tabled until the next meeting in the absence of time to prepare financial data on the suggestion.

Web site

Connie McDonald

Website overhaul is in progress with Pam Snyder helping. There was no objection to allowing Pam to proceed.

Enforcement of deed restrictions/towing/trespassing

Connie McDonald

Connie reiterated that we are all on the same page and willing to take what steps are necessary to stop the influx of violation and law breakers, including the willingness to have vehicles towed from Indian Lake amenities, filing trespassing against violators using or trespassing on Indian Lake amenity grounds and following thru with violation notices. Misdemeanors go to the JP. As per Mary Cox the county will pursue selling lots if the adjoining owner wants to purchase.

Brandon Newton, Bastrop County Deputy, visited the meeting. He said the burglars at Lake Thunderbird are in jail. Narcotics has a vice unit. Deputy Newton may be emailed at brandon.newton@co.bastrop.tx.us for narcotics concerns. He is also giving tickets for running stop signs.

Doug Watne suggested delinquent past dues be reported to the credit bureau. Susan Weldon will look into it after she gets the input in the new system.

Connie McDonald said dirt was dumped at the burn pile because it was full of Guinea wasps.

Next scheduled meeting date: October 26, 2019 at the pavilion at 10:00

Motion to adjourn by Virginia Gicklhorn. Second by Susan Weldon. Meeting adjourned at 9:11 AM.

Immediately following adjournment President Charles Faulds presented the board his resignation letter, giving his proxy to the board for his replacement.

Attendees other than board members: Darrell Brissette, Mary Cox, Bobby G. Williamson, Janis Vasek, Herb Phillips, Marvel Phillips, Phil Webb, Marilyn Dunn, Nick Wilson, Deputy Brandon Newton

Indian Lake Owners Association

Bi-Monthly Board Meeting

October 26, 2019 – 10:00 A.M.

ILOA Pavilion

- MEETING MINUTES -

Call to Order – Bonny Joplin 10:02 AM

There being no objections Virginia Gicklhorn opened with prayer

Roll Call for Quorum – Bonny Joplin

Bonny Joplin, Virginia Gicklhorn, Connie McDonald, Doug Watne. Susan Weldon and James Wilson were absent. A quorum was established

Meeting Minutes – August 31 , 2019 – Virginia Gicklhorn

Doug Watne made a motion to approve; second by Connie McDonald. All approve. Motion carried.

Treasurer Report – Susan Weldon provided a balance sheet and profit and loss statement, presented by Virginia Gicklhorn. Balance in checking account as of October 22, 2019 is \$8978.50. Savings balance as of September 30, 2019 is \$11011.53

Approval to adjust the agenda: Marilyn Dunn said she and Kenny Campbell are not going to refurbish the previous Indian Lake sign. She will dispose of it.

Marilyn Dunn resigned as Neighborhood Watch captain.

There was a discussion about the web site which is not in operation at this time. We will have to start over on it.

Virginia Gicklhorn will speak to Jane Curlee to verify that exemption certificate includes sales tax.

Committee Reports

Architectural – Connie McDonald

There are 5 approved permits pending final inspection. Connie clarified that a lot owner can place an RV on the lot to only be used for recreational purposes for 14 days out of the month.

There are 2 tentatively approved permits pending BCDS approved permits. She asked for board approval for a variance for spray pattern to fall on drainage easement for Loretta and Bob Corbin. There were no objections from the board.

Lakes and Fish – Doug Watne

Grass Carp:

TPWD Guidance: It looks like you have a chara/nitella mix with some filamentous algae. While these are not a preferred food item, grass carp will eat them if more palatable plants are less abundant or not present. That would be enough justification for stocking grass carp at the higher rate of 10/acre in the future. While Mozambique Tilapia are legal, I would recommend continuing with grass carp and not to pursue tilapia because they will be less efficient than grass carp and rarely survive through winter.

Basically, the weeds started up normally this spring and I thought we were going to have total floating weed coverage again on the shallow ends like last year, but around the end of July the weeds started receding and now we are completely free of floating weeds. I have looked around surrounding lakes and they have about 30 ft of floating weeds from shore.

It appears the 150 Grass Carp we put in October of 2018 did a spectacular job knocking out the weeds this summer!

Dam and Spillway Maintenance:

Grass Carp Barrier: The barrier is required by TPWD to have Grass Carp within the lake, we have been out of compliance since Grass Carp were implemented years ago.

Because of the urgency to get working on this barrier which is mandated by the TPWD, we had an E-Mail vote to approve the expenditure, 3 bids were taken and we have secured the lowest bid of \$4,871.25 and with our tax exemption should bring us down to \$4,500.00. Other bids were 4690.00 and 10278.16.

All board members approved the Grass Carp barrier expenditure via e-mail. Connie McDonald made the motion to approve the grass carp barrier for \$4500.00; second by Bonny Joplin. All approved. Motion carried. I mowed the spillway area to help with installation of the barrier, work has started on the barrier with 6"x 6" x 1/2" metal plates every 4 ft were anchored into the existing concrete levee. These plates will have vertical barrier posts welded to them. Work is proceeding as planned.

Plan on installing one of our garbage cans at the fishing dock as disrespectful people are throwing trash in the lake. I will purchase a chain and lock to put around electric pole. I have had 2 instances with J. Henke at the pier, he tries to intimidate people, I told him he could not fish here as he has not paid his dues, then the next time he had set jug lines out, I put one in my boat and he started going off on me again, so I just pulled the line apart and left the area... He is a difficult individual to deal with to say the least.

“Ongoing” - Check French drain piping in middle of dam at bottom to ensure that it is still draining water from the interior of the dam. (all covered up with mud and weeds no visual) mowed a little bit down there but needs more clearing to actually get a visual on the piping.

Water buildup within the dam will cause a sloughed area and could cause dam failure.

Various Indian Lake Items:

Remove bulletin board, repair and reset by entrance

Clean up storage shed area on Tejas by creek crossing, remove fencing, move building to pool area, remove old shed, possibly re-install the fence around the storage shed.

Ladder repair in pool (loose)

Concrete crack resealing – pool area, possible tile leak by skimmer.

Fencing around pool, a couple of galvanized posts have rotted just above the concrete level

Roads and Parks – James Wilson (see emailed report)

Good Morning, I will be in California on business Oct 24-29.

I have been asked to contact the County about the recent road project, and will request them to come "complete" instead of just providing us with a new "gravel road". If anyone can provide insights as to if it is slippery or muddy during and after the rains, please let me know so that we can relay the conditions to the county. Also, there are several missing street signs along those roads as well, it will be requested to update on all county-managed roads with new signs that are bright and legible and keep us new folks from getting lost :)

There had been some talk about requesting street lights from the electric cooperative, I know it adds about \$10 per month in energy use for the metered customer but does not have any other direct expenses...my only reservation is them not being properly shrouded and emitting light pollution that may disrupt sleep and wildlife...if there is a shrouded or "dark sky compliant" solution, I am all for them. I have a quote in to install a new pole and meter pole at my property on Big Bow and they presented some of those options to me, however, as much as I like lit roads, for me personally, the excessive light pollution outweighs that benefit, at least directly on my property.

I have noticed that the Park and Pool are closed for the season, but the grass has been getting overgrown and makes it look unkempt and not desirable to visit or use the non-pool facilities. I am happy to mow or trim in between scheduled mowing as my schedule allows. Is there an option to have timed or coded locks for the restroom doors, so that at least the restroom facilities can be used while enjoying the lake and the park, even though the pool is closed?

On the buildings side, the more and more time that I spend in the neighborhood, I notice distinct lack of cohesiveness with how yards, sheds, carports, and mobile homes are kept up. Having battled with near homelessness growing up and recently after my divorce, I completely understand better than most that times are tough and we cannot reasonably expect residents to keep their places like a resort. I believe that we are limiting their abilities to improve their properties unnecessarily, by placing restrictions in building type and size that exceed both the County/State requirements and most budgets. If Resident X has owned their mobile home since 1972 and has no mortgage, and is on a fixed income, but has to replace or demo their home for age or disrepair, simple solutions like very well-built Park Model "tiny homes" of 375-500ft that retail for 35K-50K should absolutely be allowed in the neighborhood to both replace aging structures, and help develop new lots. We should also welcome site-built home builders that can do the same. The "tiny house movement" has been exceedingly strong in the last 10 years, and these homes are both high-quality, built to Code, and are trendy and functional alternatives to the old HUD-style manufactured homes that are aging out of our community. Austin residents are willing to commute AND have money to burn, where a \$50-\$75K smaller home built onsite can create a property value of 100-125K in our neighborhood, and attract new residents to develop these vacant lots instead of keeping them as tax-burdened fire hazards that they are. As far as the county goes, there are no size or site restrictions for tiny homes, and the building office actually welcomes them and lists guides to help in planning. The restrictions for septic are adjusted for these places, as well as since our neighborhood was platted before the acreage requirement in the 1970's, there is NO restriction for lot acreage as long as the septic, composting, and/or grey water systems meet the State TCEQ guidelines...we need to STOP spreading myths about this that drive away builders, developers, and residents. . The new house across from the launch ramp is an excellent example of what can be planned and built that is both affordable and attractive to the neighborhood, and we should assist by re-writing our guidelines to not only allow for

them, but welcome them into the neighborhood, without having to go before special committee or requesting variance, which is also a burden. My \$0.02.

Email response:

Connie McDonald Response to Roads and Parks Report

Long email with some good points and questions - I'll try to give my response to each of your topics.

1a) Road issues - no not slippery or muddy that I've experienced or heard of. It is however EXCESSIVELY dusty (and the dust from it is a known carcinogen). We were originally told by Cyndee (from Clara Beckett) that once we got a little rain the dust would wash away. That has not happened. The dust settles when wet but as soon as it dries - it's a dust storm again. The link I emailed you previously concerning the de-icer spray as a topcoat explains why the dust remains an issue and how once it stops being dusty it means the roads have degraded. I know Bastrop County uses the de-icer on the overpasses so it shouldn't be that big of a deal to come out and coat the roads that have been repaired. The product keeps the dust and the rocks from being slowly eroded away and helps keep the road in better condition for a longer period of time than without it. It's a win win for the County. And for us.

1b) Street signs - I'm on the corner of Deer Run and Buffalo Run - the street sign at my corner has 2 Deer Run signs. Around 5 years ago, the County made a new Deer Run sign to replace stolen signs that read "D-E-A-R" Run 😊👉 (I'm not kidding). I let Mary Cox know because at the time there wasn't a chairperson for Parks and Roads. The County came out and took that sign down and put up 1 of the current Deer Run signs. About 6 months later they came out and put a second Deer Run sign instead of Buffalo Run. It's an issue. I agree the street signs need to be fixed. There is a lot of theft of the signs out here so maybe the County could use some locktite when bolting the signs on - that might deter quite a bit of the theft?

2) Street lights - Considering that I live in a part of the neighborhood where vandals, thieves and druggies roam across yards and up and down the streets 24/7, I'm way more concerned with the physical safety of the residents, myself included, than light pollution. Residents can install black out curtains, shades, mini-blinds - tinfoil - whatever it takes to block light out.

That said, ILOA is already paying for several lights which I believe are all at the common areas owned by ILOA and IMO this is as it should be. Other than those - I don't think ILOA can afford much more so it's kind of a mute point. Personally, I pay for 3 security lights , 1 on our property and the ones on either side of us. Been doing so for 10 years.

3a) Mowing - I would like this topic to be discussed in length the first chance we get. IMO - this 4 mowings & 2 shreddings a year for \$10000.00. Our entrance is overgrown as are all the other common areas except the boat ramp because a resident recently mowed it. I'm in favor of either reverting back to the way it was previously mowed and maintained or coming up with a new solution but this is not working.

3b) Restrooms - I'd be interested in some info on a timed lock system.

4) Building requirements - I'll have to give this some more thought, but I'm leaning against changing the minimum square footage requirements. I will say, as of yet, not a single owner of an aging home has requested to be able to get a permit for a \$35K - \$50K Tiny Home in order to improve their property.

As far as septic systems and myths - our Bylaws and Restrictions plainly state that "The materials installed in, and the means and methods of assembly of, all sanitary plumbing shall conform with the requirements of the Health Department of Bastrop County and the State of Texas" and I go by that 😊.

Furthermore, these types of changes have to be presented at the annual meeting and a minimum percentage of all owners have to approve them. This is the primary reason Bylaws & Restrictions haven't been changed by the previous board.

I'm always interested in improving our community and I'm willing to listen to ideas, presentations or discussions on the topic.

So there you have it - facts as I know them and a lot of my opinions.

No action required.

Swimming Pool – Bonny Joplin

Pool closed October 1, 2019. Total amount sold in swim bands for 2019 swim season was \$1698.00. There is under 100 swim bands left.

The fence perimeter needs repairing and also the decking needs patching. There is also an issue with the first pump. She will need to get 3 bids for each of the repairs. Mary Cox suggested she call American Leak Detection.

Shane Stoddard reported to Bonny that the pool is working fine and we have chemicals to last awhile.

Old Business

President's position vacancy Bonny Joplin

A vacancy has to be approved by 100% of the board

By-Laws/Restrictions Liz Brissette

Liz said the committee is short on members and she would like each board member to submit to her the changes they feel like need to be made. Connie McDonald suggested that at least until the annual meeting we use the attorney to enforce the restrictions that we currently have instead of using expenditures to pay the attorney to look at bylaws and restrictions. The attorney has reviewed our bylaws and restrictions and said they are acceptable.

Connie is preparing to send the second letter to owners not in good standing giving them a time line to respond and that the next correspondence would be from an attorney. There is about 30 second letters which will have to be sent certified and about 10 need the first letter. About 25% have responded.

New Business

Mowing Contract for 2020-

We will accept bids for mowing contracts to be approved at the next meeting.

Connie would like to at least get bids from Rhonda Johnston for mowing and Woody for shredding.

Marquee at entrance Connie McDonald

Connie is currently maintaining the marquee. Only IOLA functions can be posted on the marquee.

The consensus of the board is to pursue prosecution of trespassers on ILOA amenities and those members not in good standing. The board had rather execute in the name of the ILOA board rather than individually. Connie McDonald will look into this and notify board members via email.

Brush Pile Connie McDonald

The brush pile was locked 10/24/19 after she witnessed an individual dumping a truck load of brush on the brush pile. He had already dumped several loads. She would like to make a sign (or have made) posted to the swing arm of the gate with the ILOA cell phone number and instructions to call to be let in; a warning that cameras are recording and illegal dumping will be prosecuted. Virginia Gickhorn made a motion to allow Connie McDonald to get an ILOA cell phone to be used for the brush pile and any other ILOA communication; second by Bonny Joplin. All approve. Motion carried. The phone is to be used by board members rotating on the weekends. Details to be worked out later.

Dirt Pile Connie McDonald

Dumping has been occurring behind the County dirt pile as well as some other illegal activities. Connie is going to contact the county commissioner to see if they will get some movement on the piles sooner than later.

Doug Watne made a motion to move the December bimonthly meeting to December 7, at 10:00 AM to be held at the Smithville library. Second by Bonny Joplin. All approve. Motion carried. Virginia Gickhorn will reserve the library for that date.

Motion to adjourn by Virginia Gickhorn. Second by Doug Watne. Meeting adjourned at 11:23 AM.

Attendees other than board members: Liz Brissette, Bobby Williamson, Marilyn Dunn, Carlie Case, and Mary Cox

Indian Lake Owners Association

Bi-Monthly Board Meeting
December 7, 2019 – 10:00 A.M.

Smithville Public Library

- MINUTES -

Call to Order – Bonny Joplin 10:01 AM

Roll Call for Quorum – Bonny Joplin- Bonny Joplin, Doug Watne and Virginia Gicklhorn. Susan Weldon and Connie McDonald were absent. A quorum was established.

Adjustment to Agenda: No objections to accepting James Wilson’s resignation as per email dated November 26, 2019. _Doug Watne made a motion to approve Glen Ambrose to fill the vacancy on the Roads and Parks committee. Second by Virginia Gicklhorn. Approved. (Susan Weldon approved his appointment by email dated November 30, 2019 and Connie McDonald approved his appointment by email on December 6, 2019)

Welcome and thank you: _Michael Cernuch for volunteering for captain of Neighborhood Watch. His phone number: 979 402-6508

Meeting Minutes – October 26 , 2019 – Virginia Gicklhorn – Doug Watne made a motion to approve; second by Virginia Gicklhorn. All approve. Motion carried.

Treasurer Report – Susan Weldon (Virginia Gicklhorn) Balances as of December 6, 2019: checking \$6107.72; savings \$11016.13. Doug Watne made a motion to approve; second by Virginia Gicklhorn. All approve. Motion carried.

Committee Reports

Architectural – Connie McDonald - Unavailable
Lakes and Fish – Doug Watne

Spillway Grass Carp Barrier:

The barrier is required by TPWD to have Grass Carp within the lake, we have been out of compliance since Grass Carp were implemented years ago.

The barrier has been completed and photos were sent to the TPWD, here is his response.

Subject:RE: Barrier

Date: 2019-10-24 13:30

From: Mukhtar Farooqi <Mukhtar.Farooqi@tpwd.texas.gov>

To:"dwatne@zochnet.com" <dwatne@zochnet.com>

Douglas, that fence looks fantastic. Thanks for all your hard work. Full compliance has been met. I appreciate your efforts to get this done.

Mukhtar

I would like to thank Herb Phillips, Glen Ambrose and Art Ambrose for helping paint the barrier. I sprayed the metal with Osflo metal treatment, pressure washed all the fence, then we used an oil-based primer, then finished with an oil based black glossy.

Burn Pile:

Thanks to Glen Ambrose, Art Ambrose, Lane Hofferek, and Bobby Williamson for helping with the burn. The winds came up around 2 pm and sparked some high grass nearby, Bobby called the fire dept., we got the uncontrolled fire put out by the time they got there, so they just watered down every thing to ensure it wouldn't restart.

DR Mower:

Glen Ambrose and I loaded up the mower and brought it to my shop, fixed the flat tires, spent a lot of time trouble shooting the electrical as we could not get it to run. Ended up purchasing a new battery as the old one would not hold a charge, replaced the gas pump, cleaned out carburetor bypassed the transmission neutral switch and finally got it running. Took it down to the lower pond to clean out around French Drain piping all covered in mud, so still no visual. Will bring it down again along with a chainsaw to see if it is draining properly.

Trash Can on Pier:

Installed one of the metal cans in the shed up at the pier, then later installed a wooden stand to keep it from tipping over from the wind, etc...

French Drain in Dam:

Glen and I brought DR mower down to outlet of the French drain. Drain piping was buried under tree roots and not visible, we cut the piping and it started flowing. Checked the next day and it is flowing approximately 1/2 gallon per minute. 21,600 gallons/month.

Nuisance Species spotted:

Glen found two river otters shot dead that floated to his cove. Glover Gill and Darrell Brissette have seen river otters and possible nutria. Will do more research on both.

Various Indian Lake Items:

Remove bulletin board, repair and reset by entrance

Clean up storage shed area on Tejas by creek crossing, remove fencing, move building to pool area, remove old shed, possibly re-install the fence around the storage shed.

Ladder repair in pool (loose)

Concrete crack resealing – pool area, possible tile leak by skimmer.
Fencing around pool, a couple of galvanized posts have rotted just above the concrete level.
Appears we may have an ongoing suction leak by the first pump, need to troubleshoot before we burn up the pump.

Roads and Parks – No report

Swimming Pool – Bonny Joplin – Shane Stoddard has not given her a final Report. Bonny is in the process of getting estimates for repair of the fence and decking, possibly replacing the fence. At one time Shane Stoddard had considered doing it but is no longer interested. Michael Cernuch suggested shortening the fence and adding tables at the pool. All options will be considered.

Old Business

DR Lawn Mower - Doug Watne As per Doug's report, the mower is running and has been used. Virginia Gicklhorn made a motion to keep the lawn mower; second by Doug Watne. All approve. Motion carried.

Mowing Contract - Glen Ambrose is in charge of the mowing contract. All bids should be submitted to him.

Website - Connie McDonald Tabled with no objections

Debit Card - Susan Weldon (Virginia Gicklhorn) Tabled with no objections

HOA Manager - Connie McDonald- Virginia Gicklhorn noted that as per the February 23, 2019 minutes the offer from Charles Faulds to donate the monthly fee of \$50.00 for purchase of the Texas HOA Manager was approved. The HOA manager was cancelled after Charles Faulds' resignation. Tabled with no objections.

Cell Phone - Connie McDonald Tabled with no objections

New Business

Bonny Joplin will get a list of all properties ILOA owns to possibly divest.

Bonny Joplin and Virginia Gickhorn will work on the verbiage to add to invoices for 2020 annual membership dues that Jane Curlee will mail the first of the year.

Next scheduled meeting date: February 29, 2020 at the pavilion at 10:00. In the past the location has been moved to the Smithville library. No objections to moving the February 29, 2020 meeting to the Smithville Public Library. Virginia Gickhorn will reserve the meeting room.

Virginia Gickhorn made a motion to adjourn; second by Glen Ambrose.
Meeting adjourned at 11:15 AM.

Attendees other than board members: Phil Webb, Liz Brissette, Michael Cernuch, Faithe Cernuch.