

**Indian Lake Owners Association**

**Bi-Monthly Board Meeting**

February 27, 2021 – 10:00 A.M. (no quorum)

Rescheduled to

Mar 6, 2021 – 10:00 A.M.

Pavilion

**-MINUTES -**

Opening Prayer –

President Virginia Gicklhorn

Call to Order –

President -Virginia Gicklhorn

Roll Call for Quorum –

Vice President – Cynthia Prud’homme

Present: Virginia, Cynthia, Susan, Connie, Doug and Faythe

Meeting Minutes –

December 12, 2020 – Secretary – Susan Weldon

Motion by Connie, Second by Cynthia – motion carries

Financial Report –

Treasurer - Susan Weldon – Checking: \$30,325.39

Savings: \$16,043.06

Motion by Connie, Second by Cynthia – motion carries

Committee Reports

Architectural –

Connie McDonald

136 Buffalo Run – permit issued for construction of 10x10 shed.

(However, the permit application which was mailed on 1/12/ was not received until 1/29/21 the day of the installation. The application was forwarded to ACC from Jane Curlee via USMail)

369 Big Bow – permit issued for addition to existing shed

435 Big Bow – permit issued for new construction (Mfg home)

Lake and Fish –

Doug Watne

Roads and Parks –

Connie nominated Marilyn Dunn to fill this position until annual meeting, Second by Susan, motion carries.

Pool -

Faythe Cernuch

## Old Business

EMAIL VOTE: Approval for John's Plumbing to repair broken sewer line from bathrooms to septic due to shifting ground in the amount of \$950.00 Unanimous Board approval.

EMAIL VOTE: Accept offer of Ph.D. Pool Care to maintain pool weekly at a rate of \$180.00 per month with cleaning at \$80.00 as needed. The first (2) weeks of maintenance will need cleaning. The February bill will include January maintenance and (2) cleanings. Unanimous Board approval.

EMAIL VOTE: Approval for Skip Wobus to extend pipe fencing at the boat ramp for \$150.00 to prevent vehicles from being driven on the dam. Board approval by Cynthia Prud'homme, Doug Watne, Faythe Cernuch, Susan Weldon, Virginia Gicklhorn.

Connie McDonald disapproved – pointing out that allowing the previously eradicated cattails, which were a fish and bird habitat, would do the same thing at no cost to ILOA. Board approval.

Approval for additional expense of \$250.00 to mount new information sign at the entrance.  
Unanimous Board approved by email

Guest – David Bragg, Attorney (didn't make it)

Doug Watne

Fencing on Tejas

Connie McDonald

Fencing has not been removed yet due to inclement weather and job schedule. Still pending.

Tree planting at boat ramp

Cynthia Prud'homme

Slash Pine donated by Doug, planted by dry hydrant

Texas Ash donated by Cynthia, was board approved & planted by picnic table

4 Crepe Myrtles donated by Connie and Mary, were board approved and planted by fence at boat ramp

Clean out old storage building, redo floor and roof & reset next to Morgan building

Doug Watne

Approval for up to \$300 to put a roof on old storage building

Motion by Doug, Second by Marilyn – motion carries

Follow-up on workshop for security

Cynthia Prud'homme

Recommendations

Blue Bonnet to install street light 102 Ute for \$11-12/month. Motion by Cynthia, Second by Connie – motion carries

HOA purchase 2 temporary speed bumps and appropriate signs – up to \$450 to be placed on Buffalo Run and Tejas. Motion by Cynthia, Second by Marilyn opposed by Virginia and Doug – motion carries

Investigate borrowing Smithville's digital speed indication equipment. – Marilyn will check on this.

ILOA send letters of noise violations to violators (barking dogs, generators, music).

ILOA will replace neighborhood Watch signs - about \$30 each with sign and pole (\$100) – Motion by Susan, Second by Connie – motion carries.

Lawyer send initial letters of Covenants violations to owners in extreme violations of Covenants @\$200 each - start with 10. (\$2000) by Connie

If 2021 dues are not paid by Feb. 28, send 1st delinquent letter with payment plan. (By-Laws state dues must be paid within 30 days.)

Impounding of non-running/unregistered vehicles

### New Business

Pump Repairs

Virginia Gicklhorn

Doug will ask Glenn Ambrose to repair the pump pipe

Virginia will get estimate from PhD Pools for repair

Septic tank cover

Doug Watne

Doug will check with Smith Supply for cover

Pier Repair

Doug Watne

Pier is rotting, Doug will get bids to rebuild dock which is about 40 years old.

Remove dead tree at boat ramp. Grind down stump, and remove stumps along the inside of the dam

Doug Watne

Connie paid a resident \$150 to remove trees

Cynthia made motion to reimburse Connie, Marilyn second – motion carries

Find scrap hauler for old metal chemical storage crate and removal of old fishing pier electric pole

Doug Watne

Taken care of by Marilyn

Vehicle tags to hang on rearview mirror for proof dues are paid

Connie McDonald

Tabled till next year

Create online portal for paying dues by credit card

Cynthia Prud'homme

Increase dues to \$200 at annual meeting -

Cynthia Prud'homme

Tabled till April meeting

Attorney comparison

Doug Watne

Tabled

Connie McDonald

Pavilion rental fee for overnight reservations  
Tabled

Connie McDonald

Letter to address abandoned mobile homes  
Tabled

Cynthia Prud'homme

Positive statement

Cynthia Prud'homme

Meeting adjourned @ 12:08 p.m.

Attendees: Woody Deary  
Phil Webb  
Hugh Page

Next scheduled meeting date: April 24, 2021 at the pavilion at 10:00 AM

## Indian Lake Owners Association

Bi-Monthly Board Meeting  
April 24, 2021 – 10:00 A.M.  
Pavilion

- AGENDA -

Opening Prayer – President Virginia Gicklhorn  
Call to Order – President -Virginia Gicklhorn  
Roll Call for Quorum – Vice President – Cynthia Prud'homme

*All Board members present*

Meeting Minutes – March 6 , 2021 – Secretary – Susan Weldon  
*Cynthia Prud'homme motioned for approval based on correction that issue put before Board at the March 6 meeting was that an official means of paying dues by credit card be available on the ILOA website, Connie seconded. Motion carried with March 6 minutes correction.*

Financial Report – Treasurer - Susan Weldon  
*Checking: \$37,863.44 Savings: \$16,044.43*

*Approval motion by Faythe Cernuch with second by Marilyn Dunn with unanimous approval.*

### Committee Reports

Architectural – Connie McDonald  
278 Big Bow – permit issued for new RV Carport  
118 Big Bow – permit issued for new construction (Mfg Hm + carport + accessory bldg.)  
121 Big Bow – permit issued for OSSR Septic Replacement  
102 Chickasaw – permit issued for new construction (Mfg Hm + accessory bldg.)  
141 Wigwam – permit issued for a pole barn  
164 Chickasaw – permit issued for new fencing

*Multiple permits are pending at this time for new construction. All permits were accompanied by copies of the required Bastrop County permits. No permit applications were denied.*

Lake and Fish – Doug Watne  
*TCEQ has evaluated and provided us a list of needed corrections to the dam. Report available to whomever wishes to see it. TECQ recommends an Emergency Action Plan be developed.*

Roads and Parks – Marilyn Dunn  
*All new business*

Pool – Faythe Cernuch  
*All new business*

## Old Business

### Fencing on Tejas

Connie McDonald

*Connie McDonald will post that the fence is available for free. No objections.*

### Pump Repairs

Virginia Gicklhorn

*Due to freeze, there is crack in piping that needed repair with situation addressed by gluing by PhD Pool for \$80. No major repairs at this time.*

### Create online portal for paying dues by credit card

Connie McDonald

*Connie will meet with Susan and call the provider of online credit card payment portal and determine the plan to use and set up payment and deposit options and etc.*

### Increase dues to \$200 to be addressed at annual meeting-Cynthia Prud'homme

*Tabled until June meeting.*

### Letter to address abandoned mobile homes

Connie McDonald

*All violation letters are being managed at this time – some from ILOA and those previously discussed through legal counsel. Updates will be given when available.*

## New Business

### Smithville Lions Club blessing box

Otilia Sanchez

*Contact person is Otilia Sanchez 512 699-4585. Lions club will provide a box which they will supply and the Indian Lake community can contribute to, for foods and other items for free for any members of the community who wish to take them. The box will be set up at the entrance drive with County approval. Motion to establish Blessing Box at IL entrance by Connie McDonald, Second by Faythe Cernuch, Board approved.*

### Community cleanup day

Marilyn Dunn

*Pending final county approval on the 26th, 4 dumpsters will be set at the pavilion area for May 1 clean-up day. A list of prohibited items will be posted and volunteers will monitor the dumpsters.*

### Echo trimmer repair

Marilyn Dunn

*An unused weed trimmer needing repairs is to be sold to Marilyn Dunn for \$75. Cynthia Prud'homme motion to sell to Marilyn, Second by Connie McDonald, All Board approved this.*

### Lawn mower cart

Marilyn Dunn

*Cart no longer needed by ILOA. Valued at \$75. Motion to sell to Marilyn Dunn for \$75 made by Connie McDonald, Second by Faythe Cernuch. Motion carried.*

*Per Marilyn's approval Doug Watne is handling contracts for mowing.*

*Per Marilyn's approval Cynthia Prud'homme is handling messaging on the marquee.*

*Requested help fixing bent speed signs. Working on missing street name and stop signs. Recommended a "Thank You" from ILOA for Bud McDonald's help leveling and repairing the large shed.*

### Play scape at the park

Marilyn Dunn

*It was in dangerous condition and not safe for anyone to be using. A person was found to remove it at no cost. NO vote needed to approve.*

### Appointment of nominating committee

Virginia Gicklhorn

*Board nominating committee by President Virginia Gicklhorn of: Chairman Marilyn Dunn, Cyndee Wilson, Rosa Randolph. Persons voted into a position in the middle of a cycle are due for Annual Meeting*

*election. Architecture and Roads are due for election in 2021. President, Vice President, Secretary/Treasurer, and Pool positions are also up for elections.*

### **Opening of pool**

**Faythe Cernuch**

*Two Life Preservers need to be replaced and cost \$50/each at Academy. Could also be purchased on account at Leslie's Pools in Bastrop. Pool to open Memorial Day, May 29.*

*New pool benches – metal with plastic coating, able to be sanitized and free-standing cost \$230 each. A motion to buy 4 for this season was made by Cynthia Prud'homme, Second by Marilyn Dunn. Motion carried.*

### **Change pool maintenance plan**

**Virginia Gickhorn**

*Due to algae buildup with only 1x/week cleaning. A move to full pool service, including weekly cleaning was voted on and approved unanimously.*

### **Clarifying membership bands process**

**Cynthia Prud'homme**

*Tabled until June meeting*

### **Children at playground w/o membership verification**

**Cynthia Prud'homme**

*Suggested a policy that children at the playground not be challenged on membership or asked to leave. If parent's names can be determined, contact the parents to remind them that use of facilities requires dues payments.*

### **Property management**

**Cynthia Prud'homme**

#### **Associa Property Management**

**Christina Ennis**

*Associa representative was introduced and gave information about Associa's services & answered questions from the Board & community members. No action was talked at this time.*

### **Hamm Radio Club Field Day**

**Herb Phillips**

*Presentation by Herb Phillips*

### **Location of annual meeting**

**Virginia Gickhorn**

*After discussion of possible sites and health issues due to Covid, it was decided to hold the meeting at the IL pavilion and include the usual meal. The Annual Meeting will be July 24 at 10:00*

### **Sell of ILOA properties for annual meeting agenda**

**Virginia Gickhorn**

*As this had been discussed previously and decided that our properties were next to trashy properties it would be best to wait to sell when neighboring properties were cleaned up. NO action taken.*

### **Next scheduled meeting date: June 26, 2021 at the pavilion at 10:00 AM**

*Motion to adjourn at 12:31 made by Doug Watne, Second by Marilyn Dunn. Motion carried.*

*(These minutes were created by Cynthia Prud'homme from her personal notes and former Secretary Susan Weldon's notes.)*

## Indian Lake Owners Association

Bi-Monthly Board Meeting  
June 26, 2021 – 10:00 A.M.  
Pavilion

- MINUTES -

Call to Order – Acting President - Cynthia Prud'homme

Roll Call for Quorum – Secretary/Treasurer – Priscilla Robbins

*Board members present - Cynthia Prud'homme, Doug Watne, Faythe Cernuch, Connie McDonald & Priscilla Robbins. A quorum was established.*

Meeting Minutes – April 24 , 2021 – Secretary – Priscilla Robbins

*Motion made to approve by Connie McDonald, seconded by Doug Watne. Unanimous approval.*

May 5, 2021 Emergency Meeting Minutes – Motion made by Doug Watne to approve minutes, second by Connie McDonald. Unanimous approval.

May 26, 2021 Emergency Meeting Minutes - Motion made by Doug Watne to approve minutes, second by Faythe Cernuch. Unanimous approval.

Financial Report – Treasurer - Priscilla Robbins

*Checking: \$32,590.08 Savings: \$16,044.43*

*Approval motion by Faythe Cernuch, seconded by Doug Watne. Unanimous approval.*

### Committee Reports

Architectural – Connie McDonald

*447 Big Bow – New construction Mfg Hm; OSSF; Driveway*

*104 Big Bow - New construction Mfg Hm; OSSF; Driveway*

*106 Deer Run – New OSSF*

*Multiple permits are pending at this time for new construction. All permits were accompanied by copies of the required Bastrop County permits. No permit applications were denied.*

Lake and Fish – Doug Watne

*Lake is currently full. Currently using Sullins Landscaping for mowing contract. Considering looking for other options. Discussion about algae on surface due to summer heat.*

Roads and Parks – Marilyn Dunn

*Resigned prior to meeting. Smithville Lions Club blessing box will provide a box and the Indian Lake community can contribute foods and other items for free for any members of the community who wish to take them. – PENDING COUNTY APPROVAL to place in RIGHT OF WAY.*

Pool - Faythe Cernuch

*Pool is looking better with daily maintenance by Faythe in conjunction with weekly cleaning by PhD Pool Care (contract). Working on pump repair (vote below). Looking into costs for pool vacuum and new pool furniture.*



## Old Business

### Update on violations from attorney

Connie McDonald

*See below Policy Manual. Was determined – progress will move forward with violations.*

### Pavilion Fee for Overnight Rental

Faythe Cernuch

*Faythe proposes to increase the fee for overnight use of the pavilion but, asked that this topic be tabled until a later date.*

## New Business

### Future Meeting Minutes

Cynthia Prud'homme

*Cynthia proposed making it mandatory that meeting minutes be sent via email to board members within one week for approval and then posted online. Can be sent to board members within one week but can't be approved via email. Goes against current Bylaws/Restrictions. Minutes are approved at next meeting and put online afterwards. No motions for approval.*

### Dues Increase

Cynthia Prud'homme

*Cynthia proposed a \$50 annual dues increase to be voted on at the annual meeting. Doug Watne made a motion to approve the dues increase and it was seconded by Faythe Cernuch. Motion carried.*

### Nominating Committee – nominations

Marilyn Dunn

*Cynthia Prud'homme presented Danielle Davidson & William Triplet Jr. Connie McDonald made a motion to approve, seconded by Faythe Cernuch. Unanimous approval.*

### Annual Letter

Cynthia Prud'homme

*Cynthia Prud'homme presented a copy of the letter she drafted for the annual meeting packets. Connie McDonald found some issues and it was decided she would edit the letter.*

### Property Management Company

Cynthia Prud'homme

*Cynthia discussed the progress of the management company taking over the financial records of ILOA.*

### Pump Repairs

Faythe Cernuch

*Due to freeze, there was a crack in piping beneath the concrete that needed repair. After searching for contractor, found Fresh & Clear Pools willing to do the repairs at a cost of \$800 with a subcontractor doing the concrete removal or \$1300 doing the complete repair. Connie McDonald made a motion to approve the required repair with or without the subcontractor, seconded by Doug Watne. Unanimous approval.*

**Close Meeting for Executive Session - Policy Manual**      **Connie McDonald**

*Regular meeting closed at 10:53am for Executive Session. The board discussed the Policy Manual composed by Winstead Law Firm. Modifications were made as necessary. A motion was made to approve and incorporate the Policy Manual by Doug Watne and seconded by Priscilla Robbins. Unanimous approval.*

**Executive Session**      **Connie McDonald**

*Regular meeting reconvened at 11:16 am. Minutes from the executive session were read and the approved vote for the Policy Manual was noted.*

**Next scheduled meeting date: August 28, 2021 at the pavilion at 8:00 AM**

*Motion to adjourn at 11:23 made by Connie McDonald, Second by Faythe Cernuch. Meeting adjourned.*

## Indian Lake Owners Association

Bi-Monthly Board Meeting  
October 30, 2021-10:00 A.M.

Pavilion

-Minutes-

Call to Order 10:10a.m.- President-Connie McDonald

Roll Call for Quorum - President-Connie McDonald

*Board members present-Connie McDonald, Priscilla Robbins, Faythe Cernuch, De'Andrea Vines, Aaron Friberg, William Triplet Jr. A quorum was established. Doug Watne arrived late*

Meeting Minutes- August 28, 2021-Secretary-De'Andrea Vines

*Motion made to approve by Faythe Cernuch, seconded by Aaron Friberg. Unanimous approval.*

Financial Report-

Treasurer-Priscilla Robbins

Checking: \$29,585.60 Savings:\$16,440.43

Pavilion Fund \$500.00

*Approval motion made by Aaron Friberg, seconded by Connie McDonald.*

### Committee Reports

Architectural- Connie McDonald

*Several building permits have been granted within IL. New ACC may inquire with new owners about building plans.*

Lake and Fish- Doug Watne-ABSENT, no report

Roads and Parks- Aaron Friberg

*Aaron has established a new email address for this committee:*

*ILOAStreetandparks@gmail.com. Signage has been prioritized with improvements made to sign board at entry. Mowing was completed in October. County notified mowing needed. Brush pile at base of hill-contact person is Aaron who will plan with caller to unlock gate.2022 goal of committee is to have roads paved by the county and potholes filled.*

Pool- Faythe Cernuch, no new updates

## Old Business

### **-New Pavilion Proposal**

Connie McDonald

*Associa getting bids for secure office trailer which may be housed at new pavilion.*

*ILOA owns lot on Ute St. for which profits from sale may be proposed for vote for allocation to pavilion fund.*

*Goal for pavilion fund is \$10,000. Fundraising Committee Chair-Priscilla Robbins.*

*Many ideas for types of fundraisers discussed including Women's Fishing Tournament, Christmas Festival, Lake Clean Up.*

## New Business

### **-Associa Update**

Connie McDonald

*Associa has run in to some challenges merging the county lot info with the record keeping of ILOA. Merging types of bookkeeping is time consuming as well. ILOA board will be trained by Associa via Zoom or in person. TownSquare, Associa's owner portal app, will be rolled out and posted on ILOA site, Facebook page and NextDoor. Associa reps will attend ~50% of board meetings.*

*-**Question** brought by member in attendance about septic permitting. Connie McDonald responds that county bases septic permitting on lot and home size and according to minimum sq. ft. per ILOA.*

*-**Motion** made by Connie McDonald for proposed expenditure of \$150 to plant drift roses at main entrance to IL, seconded by Aaron Friberg. Put to vote. Unanimous approval. Bobby Williamson, ACC member in attendance, will plant bluebonnets in the grass at the entrance.*

*Next Scheduled Meeting proposed 1/8/22 at 10:00a.m. at the pavilion.*

*Motion made by William Triplet, Jr., seconded by Faythe Cernuch. Motion carries.*

*Motion to adjourn made by William Triplet, Jr. at 11:18a.m., seconded by Aaron Friberg.*

*Meeting adjourned.*

*Meeting adjourned at 11:18a.m.*