

INDIAN LAKE OWNERS ASSOCIATION

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ANNUAL MEETING, JULY 25, 1992

- MINUTES -

Board Members present: Alfred Gallmeier, Larry White, Norma Moree, Francelle Czichos, and Art Ambrose.

Absent: None (Two Board Members had resigned prior to Meeting).

Meeting was called to order by President Alfred Gallmeier. Opening prayer was given, followed by the Pledge of Allegiance to the Flag.

Secretary George Mick read the minutes from the previous annual meeting. Motion was made by Art Ambrose that minutes be approved as read. Motion was seconded by Mona Drescher and was unanimously approved.

Prior to the financial report, Treasurer Norma Moree reported on an audit performed at the end of the 91-92 fiscal year, stating that ILOA accounting was generally in good condition and no improprieties were found. Audit committee offered several suggestions that would be of help in future audits.

Financial report was given by Secretary George Mick. Motion was made by Ambrose that report be approved as read. Motion was seconded by Czichos. Vote on motion was unanimous in favor of approving report as read.

Committee reports followed financial report, with George Mick giving Swimming Pool report (Pool Committee Chairman George Ford had resigned several weeks prior to annual meeting due to health reasons).

Mick reported that numerous improvements had been made at the pool, mostly in the area of replacing worn equipment. Two new filters, chlorinators, and control valves were replaced prior to pool opening in the spring. All electrical wiring in the pool house, pavilion, and park area had been upgraded and/or replaced, noting that old wiring had become outdated and worn, presenting a safety hazard.

Four-foot fence around pool was replaced with seven-foot fence, primarily as a safety measure and secondarily as a deterrent to improper usage of pool and to help prevent vandalism. Pool usage hours were revised and pool was locked when not open for use.

Following Swimming Pool report, Art Ambrose praised George Ford for his efforts in making pool improvements while serving as Pool Committee Chairman.

Architectural Committee report was next, with Chairman Ambrose first recognizing seven new owners in the subdivision. He noted that one mobile home had been replaced; one mobile home had been removed; three old cars, an old trailer, assorted rubbish and junk, and one "dead pig" had also been removed. Ambrose noted that people continue to dump wrong type of items in trash pickup area. He reminded that dump was for household trash only and that trash be in plastic bags or proper container for pickup.

Ambrose reported that bulletin board had been moved from pool area to the entrance area. Bulletin board had been vandalized several times while at the pool and it was hoped that the move might help prevent more vandalism. Ambrose concluded by noting there was not much available to help control loose or stray dogs in the subdivision, but that the County had come on several occasions to remove problem dogs.

Lakes and Fish Committee report was next, with Chairman Larry White stating that fertilizer treatments for weed control had continued with good success. White noted that lake had been stocked with 15,000 minnows and 2,000 bluegill perch in the spring following a State fish survey. State survey indicated an overpopulation of bass in the 8-12" size range. Request was made to fishermen to keep this size fish rather than throwing them back, while returning larger fish back to the lake.

White reported that the use of sterile grass carp for weed control had been legalized by the state, and that application had been submitted to the state for a grass carp permit, seeking to add approximately three carp per acre of lake.

White stated that repairs to dam spillway were being considered. Spillway had been eroded during winter flooding, resulting in a lower than normal lake level. He also noted that clearing of excess growth on the dam would begin in August.

Francelle Czichos was next with a report on Roads and Parks. She stated that a few repairs to streets had been made during the year but that many streets still needed attention. Czichos stated that the County had finally been out to mow right-of-way along subdivision streets. Czichos said that she will continue to urge the County to make street repairs and to mow more often. County Commissioner Elaine Seidel has told Czichos that repairs will be made as time and money permit.

President Gallmeier praised Board Members for their efforts during the year, and recognized Mona Drescher, Eileen Ford, and Francelle Czichos for their work on the By-Laws Revision Committee.

Election of new directors was next, with nominating committee members Billie Owens and Mona Drescher submitting the names of John Lievsay, Charlie Hoy, and Bill Bryant as candidates for the Board. Three positions on the board were open, two for full three year terms and one to fill a remaining two year term. There were no additional nominations from the floor. A motion was made by Mrs. George Ford that candidates be elected by acclamation but that a vote still be taken and that the two candidates with the most votes would fill the three-year terms and last candidate to fill the two-year term. Motion was seconded by Lee Drescher and was unanimously approved. John Lievsay and Charlie Hoy were installed with three-year terms and Bill Bryant received the two-year term.

Under new business, first matter discussed was proposed by-law changes. Amendment One proposed adding description of Committee Chairmen duties relative to their particular committee. Motion was made by Joe Copeland that Amendment be approved. Motion was seconded by Lee Drescher. Vote was for approval.

Amendment Two proposed that a registered agent and address be included in by-laws for service of process and to insure that the corporation receives accurate notice of any suit that might be filed against it. Motion was made by Bill Bryant that Amendment be approved. Motion was seconded by John Lievsay. Vote was for approval.

Amendment Three proposed that Board Policy Statements be included in the by-laws. Motion was made by Lee Drescher that Amendment be approved. Motion was seconded by Bill Bryant. Vote was for approval.

Amendment Four proposed that a clause be added that would clarify due date for payment of annual association dues assessment. Motion for approval was made by Mrs. George Ford. Motion was seconded by Bill Bryant. Vote was for approval.

Next on the agenda was a proposed dues increase. Board had prepared a variable system that would have assessed dues of \$72.00 for full-time residents, \$60.00 for part-time or weekend residents, and \$48.00 for non-resident property owners. Motion was made by John Lievsay that this system of dues be accepted. Motion was seconded by Joe Copeland. Motion failed, receiving only three votes for approval with the balance of members voting against.

Jim Evans made a motion that dues be set at \$60.00 per year for property with dwellings, plus and additional \$5.00 charge for each lot in excess of two, and a \$52.00 charge for all other owners. Motion was seconded by Jeri Mattingly. Vote was 24 for and 14 against. Motion failed for lack of two-thirds majority.

Carol Hildman made a motion that dues be increased flat-rate from \$48.00 per year to \$60.00 per year. Motion was seconded by Lee Drescher. Vote was for approval, with a majority greater than the two-thirds required.

The obtaining of liability insurance was next up for discussion, with many members offering reasons both pro and con on the issue. A motion was made that discussions cease and that the matter be tabled. Motion was seconded by Mr. Turner and unanimously approved.

Following a discussion of ILOA finances, a motion was made by Carol Hildman that the Board investigate possible investment of CD funds to possibly improve the rate of return. Motion was seconded by Jeri Mattingly. Vote was for approval of motion.

Their being no further business, meeting was adjourned, with members reminded of the picnic at the pool pavilion immediately following.

At a called board meeting following the annual meeting, officers were elected and committee heads named. Art Ambrose was elected president, Bill Bryant was elected vice-president, and Norma Moree was elected treasurer. Committee appointments were: Lakes and Fish, Larry White; Swimming Pool, Charlie Hoy; Roads and Parks, Francelle Czichos; and Architectural, John Lievsay.

George Mick, Secretary

PROPOSED AMENDMENTS TO INDIAN LAKE OWNERS ASSOCIATION BY-LAWS

AMENDMENT NUMBER ONE - REASON FOR THE AMENDMENT:

The following amendment is proposed to help clarify the specific duties of Committee Chairmen:

PROPOSED AMENDMENT
(to be inserted in Article Four - Officers)

Pool Committee Chairman shall (1) be responsible for maintaining buildings and grounds in a safe and attractive condition, ie: Pool, Pavilion, and Playgrounds; (2) hire employees and assign their duties and be responsible for same; (3) assign opening and closing dates and times for pool and restrooms. Monitors will check for current ILOA passes.

Lakes and Fish Committee Chairman shall (1) be responsible for stocking of fish in lake; (2) checking for vegetation in lake and need for fertilization; (3) maintenance of dam and spillway, fishing dock and boat ramp; (4) patrolling for trespassers on lake, checking for current ILOA passes; and (5) observation and maintenance of lower pond.

Parks and Roads Committee Chairman shall (1) check with Bastrop County for repair and maintenance of all roads except "dead-ends" and "cul-de-sacs", including mowing of grass along said roads; (2) hire person(s) to mow front entrance area, lower pond park, garbage dump area and boat ramp area; (3) check for replacement of County and all other road signs within the subdivision.

Architectural Committee Chairman shall enforce deed restrictions and by-laws for Sections I, II, III, and IV.

AMENDMENT NUMBER TWO - REASON FOR THE AMENDMENT:

Current By-Laws reflect an outdated address and no person named as the registered agent for service of process. By-Laws should be amended to reflect a local person to insure that the Corporation receives accurate notice of any suits that might be filed against it.

PROPOSED AMENDMENT
(to be inserted in Article Eight - Liability)

The Secretary of Indian Lake Owners Association is hereby designated as the registered agent to receive legal correspondence. Secretary may change from time to time and By-Laws will be updated to reflect these changes. At present, Secretary is George C. Mick, located at 4098 Big Bow, Indian Lake Subdivision, Smithville, TX 78957.

AMENDMENT NUMBER THREE - REASON FOR THE AMENDMENT:

To add policy statements to the By-Laws. (These policy statements have been in effect for several years but have never been officially made a part of the By-Laws.)

PROPOSED AMENDMENT

(to be inserted in By-Laws as new Article Nine - Policy Statements)

- (a) Dogs must be kept within the boundary of owners property. When walking dogs they must be on a leash. No dogs or cats allowed in the pavilion or pool area.
- (b) Boat Docks must not exceed thirty (30) feet from normal water lines when lake is full.
- (c) A 25 MPH speed limit or posted speed limit will be enforced on all streets in the subdivision.
- (d) All vehicles must have a current registration and safety inspection sticker to be parked in the subdivision.
- (e) Houses, mobile homes, campers, travel trailers, and storage buildings; must be kept in an attractive exterior condition.
- (f) Lot or lots with any of the following: house, mobile home, campers, travel trailers, and storage buildings; must be kept clean of trash, brush, high weeds, and grass must be mowed.
- (g) Trespassers on properties of Indian Lake Owners are liable to prosecution.
- (h) Trotlines, jug lines, and unattended fishing lines are not allowed in the lake. State of Texas Parks & Wildlife Department Fishing Laws will be observed on number and length of fish in possession. No motor larger than 10HP will be allowed to power any type water craft on the lake. No water skiing or jet skiing allowed.
- (i) Motorized vehicles prohibited on dam, in park, and in pool area.
- (j) No firearms will be discharged in Indian Lake Subdivision except for home protection.

AMENDMENT NUMBER FOUR - REASON FOR THE AMENDMENT

To clarify due dates for payment of annual membership fees and to assess a late-payment penalty.

PROPOSED AMENDMENT

(to be inserted in Article Two - Assessment of Dues)

Annual membership dues are assessed for the calendar year beginning January 1 and ending December 31 of each year. Dues are billed to members in early January and are payable within thirty days. Dues not paid by April 30 will be assessed a ten percent per month penalty until paid.