

Indian Lake Owners Association

Annual Meeting July 25, 1998
American Legion Hall, Smithville, Texas

Minutes

Board Members Present: Travis Sheffield, Mona Drescher, Pat Coldsmith,
Mike McGinnis and Terrell Phelps.

Board Members Absent: Doug Watne

The Annual Meeting was called to order by President Sheffield. Opening prayer was given and was followed by the Pledge of Allegiance to the Flag. Sheffield recognized Elzina Ambrose and Libby Owens for their work at the registration desk.

First order of business was the reading of minutes from the 1997 Annual Meeting by Secretary George Mick. Minutes were approved as read. Secretary Mick also read the financial report and it also was approved as read. Treasurer Pat Coldsmith offered a general report on ILOA finances, stating that there was a slight increase in available cash since last year's meeting. He also stated that his audit of ILOA accounting was good with no irregularities found. Coldsmith noted that approximately forty-three percent of ILOA owners were delinquent on dues payments. He said that the Association will continue to file liens against property owners who were two years or more in arrears.

Sheffield explained how liens were filed against delinquent owners and the process for lifting liens when dues are paid current. He also reminded that unpaid dues remain with the property even if the property is sold to a different owner. The new owner becomes responsible for the unpaid dues.

Architectural committee report was next on the agenda, but due to the recent resignation of chairman Gene Shaddox from the Board there was no report available. There was a brief discussion on architectural items and the main thing noted was that four new doublewides had been moved in during the past year.

Pool committee report was next with Sheffield filling in for the absent Doug Watne. Sheffield first noted that the pool had been closed for the past two days for chemical treatment but that pool was generally in good condition. Sheffield reported that there had been some vandalism in the spring but damage had been repaired. He also said that new signs had been posted to discourage non-members from using the pool. Sheffield said that pool attendants are working mostly on weekends and holidays

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to check for membership cards but there usually was no one there to check cards on weekdays. (It was not discussed at the meeting but board members earlier had the pool checked for leakage and determined that a large crack near the east skimmer was leaking and would eventually require repair. It was been determined at that time that repairs would be considered in the off-season.)

Mona Drescher was next with Lakes and Fish Committee report, stating first that the lake generally was looking good, with slightly more moss than a year ago. She reported that a lake survey had been completed in February, testing for water quality, aquatic plant growth, and fish population. Report indicated that water quality was good for fish production. Report suggested that additional blue-gill perch were needed but Drescher said she had conferred with several stockers and they did not necessarily agree with the report. Report concluded that the grass carp population was aging and that many had probably been lost during flooding, resulting in too few carp to control plant growth, advising that a permit for more grass carp should be obtained. Drescher indicated that board would seek a permit for 100 grass carp now and for an additional 100 next year.

Following Drescher's report, Sheffield said that an ad had been placed in the local newspaper advising that the lake was for members only and that violators would be prosecuted. Coldsmith noted that any owner could ask those using lake or pool for identification to determine if they are paid-up members qualified to use these facilities. He added that if people won't cooperate, call the Sheriff.

Terrell Phelps was next with Roads and Parks Committee report, relating first his mostly unsuccessful efforts to communicate with County Commissioner Charlie McKeown and to urge that the County complete road repairs started in 1997. Phelps said he had attempted many phone calls to McKeown with no response, that he had three visits to McKeown's office with no luck, that he had sent three certified letters that were not accepted. He said he would be attending the Commissioners next meeting. Phelps said that earlier in the year he and McKeown had a couple of drive-throughs in the subdivision and McKeown promised repairs and some guardrail work. Phelps said the County had replaced some street signs over the past year.

Concerning stray or loose animals, Phelps said he had been in touch with the County and that they now were able to come out and pick up strays or aggressive dogs. County did say that this was a new program and that they may be slow in responding to complaints. Phelps reminded that go-karts, unlicensed four-wheelers, etc., are not legal on county roads. He also said that BB or pellet guns are not illegal but that if you have any problems to call him. Final items for Phelps was a question from an owner as to who should provide maintenance on cul-de-sacs. Phelps said he couldn't answer this question but that he would research into it.

Next on the agenda was election of three open positions on the Board of Directors and filling of the open position created when Shaddox resigned. Coldsmith reported for the nominating committee, submitting the names of Greg Branton and Thomas Duggan as new candidates. Coldsmith said he had talked with Sheffield and Mike McGinnis and that they had agreed to serve another term if elected.

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Sheffield called for additional nominations from the floor. No nominations were made and Mrs Ella Sheffield made a motion that nominations cease and that the four candidates be elected by acclimation. Art Ambrose seconded the motion. Vote for these candidates was unanimous.

Following election, Sheffield commended Art Ambrose for his efforts in staging the Annual Indian Lake Clean-Up, stating that Ambrose had done a great job and hoped that he would continue to work with this worth-while annual project.

There were no items under old business brought before the membership. Under new business, Sheffield stated that the Smithville Volunteer Fire Department had purchased a new pumper truck that could go to fires outside the City, noting that trucks paid for by the City cannot go to fires outside the City Limits. This truck is being purchased for \$108,000 by the fire department without city funds and can come to rural areas such as Indian Lake. Sheffield urged members to contribute generously to the fire department to help pay for this new truck.

Sheffield said that numerous owners, including himself, had experienced telephone problems. He urged owners to call in all problems, large or small, hopefully spurring Southwestern Bell to improve their system. Sheffield also said he was negotiating with Southwestern Bell for a lease arrangement on one of ILOA's lots for installation of telephone equipment. He said paperwork was being completed on the lease that would generate a one-time lease payment of \$2,000.

Following Sheffield's comments, Art Ambrose made a motion that the Owner's Association donate \$1,000 to the Smithville Volunteer Fire Department. Motion was seconded by Carol Hildman. Vote in favor of the motion was unanimous.

Ambrose continued by calling attention to the messy roadsides in the subdivision, making a motion that someone be hired to clean roadsides and be paid \$300 annually. Motion was seconded by Cecil Baker. Discussion on the motion prompted Ambrose to amend his motion to provide a \$25 per month payment instead of the \$300 per year. Vote on revised motion was unanimous in favor.

Mrs. Sheffield told the members that address numbers on houses have been changed by the Commissioners Court and this measure was creating great inconvenience. She advised members to call Bastrop County Appraisal District for new address information.

Final item discussed concerned loose cattle in the subdivision. There are seven pieces of land adjoining the subdivision with cattle. Members were advised to call Sheriff's department when cattle are loose but were reminded that this type of call is low-priority with the Sheriff's department.

There being no further business, annual meeting was adjourned and a meeting of the Board of Directors was called to elect officers and committee heads.

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At the Board meeting, first order of business was election of officers. Drescher made a motion that Sheffield continue as President. Motion was seconded by Phelps and was unanimously approved. Phelps nominated McGinnis as vice-president. Motion was seconded by Duggan. No more nominations were offered and McGinnis was elected unanimously. For treasurer, McGinnis nominated Duggan for the position. Motion was seconded by Drescher. No more nominations were made and Duggan was elected unanimously.

Committee head appointments were next, with Greg Branton selected for Architectural Committee, Mona Drescher to Lakes and Fish, Doug Watne to Pool, and Phelps to Roads and Parks.

Items briefly discussed at this called meeting included the recent near-drowning at the pool and a need for improved safety; electric box covers off at bathhouse (Phelps will look into); recent break-ins, and problems with older teenagers using bad language and harassing at pool area.

There being no further business, called meeting was adjourned.

George C. Mick, Secretary