

# Indian Lake Owners Association

Annual Meeting - July 28, 2001

## Minutes

Board Members Present: Travis Sheffield, Mona Drescher, Tom Duggan, Mike Hofferek, Doug Watne, and Wayne Donaldson.

Board Members Absent: None.

Meeting was called to order by President Sheffield. Sheffield acknowledged Myra Evans and Elzina Ambrose for their work at the registration table. Wayne Donaldson offered the opening prayer. Sheffield led the Pledge of Allegiance to the American flag.

First order of business was the reading of minutes from the 2000 annual meeting by secretary George Mick. Minutes were approved as read. Financial report followed, with Treasurer Tom Duggan first reporting that his recent audit had been completed and that no irregularities were found. Duggan also stated that he was working on filing liens against owners with \$120.00 or more owed in back dues. Sheffield concluded financial report by noting that dues collections were up by about \$2,000.00 over the previous year.

Committee reports were next, and since the architectural committee chairman position was still open Sheffield reported on architectural activities. Sheffield stated that there had been a lot of activity during the past year, including installation of a new doublewide on Tejas by Ethel White; a new doublewide on south Big Bow by Robert Ivy; a replacement mobile home by the Stricklands on Tejas; a new mobile home for Jane Miller to replace home that burned; and a replacement mobile home by Charles Steen to replace the old fire-damaged Rose home.

Sheffield continued, noting that Lloyd Koopman had added a carport, new fence, and an addition to their home on Tejas; that Michelle Herrera had installed replacement mobile home on Tejas; Greg Branton had installed new double wide on Buffalo Run; the Goranflos had added on to their home on Blackfoot; Gail Byler had installed replacement mobile home on Chickasaw; and Wayne Donaldson had added gazebo to their property on Wig Wam;

Sheffield said that twenty-five letters had been sent out concerning deed restriction violations and failure to obtain approvals. He said that he planned to continue with enforcement of deed restrictions and filing of liens regarding non-payment of dues.

Wayne Domaldson reported on Swimming Pool Committee activities, stating that many repairs and renovations had been made during the year. In the first quarter of the year, trees had been trimmed; pumphouse and storage shed had been cleaned; light fixtures repaired; showers repaired; benches and equipment had been repaired and repainted; pool fence was repaired; picnic tables repaired and repainted; and restrooms were painted.

In the second quarter, septic system was replaced; plumbing repairs were made, tension cable added to pool fence; new signs were put up; and more painting was done. Donaldson said that vandalism had been minor so far this year

Donaldson stated that pool rules were being strictly enforced and that some owners were upset but were complying. Donaldson offered his apologies to those who were upset but explained that rules were necessary to maintain the pool and to prevent usage by non-owners.

Art Ambrose commended Donaldson and his wife Sharon for their efforts in improving the pool and for volunteering of time to repair and renovate. Bill Nance questioned the use of plastic bottles inside of pool fence and discussion followed. Ambrose questioned why pool monitor was being paid \$8.00 and hour and Donaldson explained why. Sheffield discussed the possible use of volunteer pool monitors but noted that no one had come forward.

Mona Drescher reported on Lakes and Fish, stating that representative from the LCRA had come to inspect dam and had referred inspection to engineers. An engineer came out and found that there was an area of dam sloughing off and that berm needed to be added to reduce slope of dam and that trees below dam need to be removed. Engineer said he would contact TNRCC to inspect dam and offer their recommendations. Drescher said a crew from pipeline company had been out to clear trees and brush from pipeline right-of-way. She said that all trees need to be removed between pipeline and dam, that the dams needs a major addition of dirt, and that the little lake below dam needs to be eliminated.

Bill Nance asked if there was any type of state or federal money available to help offset cost of dam repairs, suggesting that this possible source of money be looked into.

Mike Hofferek reported on Roads and Parks, stating that there had been very little change of condition of streets since last year. He said that he has tried numerous times to work with the County concerning needed repairs but had virtually no success. Hofferek said the county had been out once to mow right-of-ways but had done a very poor job. Sheffield commented that it might help if individual owners contacted the Commissioner and County Judge asking for repairs.

Sheffield reported that Hofferek had cleaned the flower box and cactus areas at entrance and that Carolyn Koopman had repainted signs at entrance. Sheffield also said that annual spring cleanup was a huge success, with record collections received or picked up. He suggested that there needed to be a method of policing those who were dumping, feeling that some "outsiders" were dumping. He said that it might be a good idea to ask for identification from those wanting to dump.

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Under old business, Sheffield said that pay phone had been installed at pool and would cost approximately \$80.00 per month. He also said that many owners were not using the new address numbers required by 911 numbering systems and urged everyone to comply as emergency services used the 911 system. He said that the Post Office may soon quit delivering mail to those using the old four-digit system.

Under new business, a question was asked as to why there were no fire plugs in the subdivision. Sheffield explained that the water lines Aqua used were too small for fire plugs. Art Ambrose asked if the usual annual donation had been made to the Smithville Fire Department. Sheffield said donation had been held up until estimate on dam repairs was received. After discussion, Ambrose made a motion that \$500.00 be donated to the fire department. Motion was seconded by Mary Noal. Motion passed by a 17 to 8 margin. Donald Jacobs made a motion that each owner be assessed \$1.00 each month for a fire department donation. Motion did not receive a second. Sheffield said that by-laws do not allow for such an assessment.

Land clearing just outside rear entrance to subdivision was discussed and no one seems to know what is going on there. Fireworks and noise were also discussed but no action was taken. Bill Nance inquired into stickers for cars to help control outsiders. Following discussion, Brian Dupree made a motion that cost of stickers be obtained and presented at next annual meeting for consideration. Motion was seconded by Phil Webb and was unanimously approved.

Sheffield called for a five minute recess before starting with Board of Directors Election. He stated that terms of Donaldson, Duggan, and Sheffield were expired, and unexpired position held by Shed (who resigned earlier) needed to be filled, and urged members to discuss board positions, seeking someone to volunteer to help fill these positions. After recess, Sheffield said that he, Donaldson, and Duggan had agreed to serve another term if elected.

Sheffield asked first for nominations to fill un-expired term of Shed. Scott Nemitz nominated Bill Nance for this position which has two years remaining. Motion was seconded by Lloyd Koopman. Vote was unanimous for approval. There were no additional nominations from the floor for the three full term positions. Brad Williams made a motion that Donaldson, Duggan and Sheffield be re-elected. Motion was seconded by Phil Webb. Vote was unanimous for approval. Annual meeting was then adjourned, with Sheffield calling for a meeting of new board to elect officers and to appoint committee heads.

At special called board meeting, Duggan nominated Sheffield for president. Nance seconded the motion and vote was unanimous for approval. Duggan nominated Drescher for vice-president. His motion was seconded by Watne and vote for approval was unanimous. Drescher nominated Duggan for treasurer's position. Motion was seconded by Nance and vote for approval was unanimous. Committee appointments were next, with Sheffield naming Donaldson to repeat on Pool Committee, Hofferek to repeat on Roads and Parks, Watne to head Lakes and Fish committee, and Nance to head architectural committee.

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George C. Mick, Secretary