

Indian Lake Owners Association

Annual Meeting - July 27, 2002

Minutes

Board Members Present: Travis Sheffield, Mona Drescher, Doug Watne, Bill Nance,
And Brad Williams.

Board Members Absent: Mike Hofferek and Tom Duggan.

Meeting was called to order by President Sheffield. Sheffield acknowledged Joyce Bickerstaff and Elzina Ambrose for their work at the registration table. Sheffield offered the opening prayer. James Welch led the Pledge of Allegiance to the American flag.

First order of business was the reading of minutes from the 2001 annual meeting by secretary George Mick. Minutes were approved as read with one minor correction regarding a street name. Financial report followed, with Sheffield offering several comments on financial matters, reminding of potential upcoming expense for dam repair and stating that extra effort would be made to collect delinquent dues, including the use of a collection agency.

Terry Hayes asked a question from the floor concerning old dues on a lot he had acquired at foreclosure. He felt he should not be responsible for these back dues and indicated he might seek legal relief.

Pat Coldsmith read a statement from Treasurer Tom Duggan indicating that the annual audit had been made and no irregularities were found. Duggan also stated that reminder letters had been sent out to those owing delinquent dues.

Committee reports were next on the agenda, starting with Bill Nance on Architectural Committee activities. Nance stated that he was relatively new to the Architectural Committee and had been acclimating himself to the job and observing the subdivision looking for building or remodeling activities and for deed restriction violations. He said he had mailed out approximately twenty-five letters on deed restriction violations and that response had generally been good. He also said that response was good when he notified owners that permits were required for building. Nance said that he felt the subdivision has shown improvement since he had taken over.

Nance also noted that security lights at the entrance had been getting shot out by vandals. He said that so far Bluebonnet had repaired the lights but that if it continues to occur that ILOA may have to bear expense of repair.

Comments from the floor included a suggestion by Ann Coldsmith that a full committee be formed to assist Nance with the architectural committee workload and to share in the inevitable repercussions. Increasing litter in the subdivision was discussed but no action was taken. Phil Webb inquired as to what type of construction was allowed in Section III. Norma Garanflo asked if owners were allowed to drill a water well on their property and was informed that there was nothing in regulations to prevent a well if easements and setbacks were observed. Pat Coldsmith had several questions regarding the installation of used mobile homes.

Brad Williams reported on Swimming Pool Committee, stating that there had been no real problems at the pool. He said he was looking for people to serve on pool committee to help keep watch over pool, for owners to be aware of who is using pool and who might be committing acts of vandalism. Ann Coldsmith had several questions regarding pool chemical usage and was informed that the pool maintenance person handled chemicals.

Sheffield offered comments on pool monitors, indicating who had been working this year and what their pay rate was. Sheffield also noted that Karla Moore had been re-hired for the pool maintenance job after Sharon Donaldson had resigned.

Doug Watne reported on Lakes and Fish, first stating that there were several serious problems with the dam. He said that the dam was leaking and there had been quite a bit of sloughing off on backside of dam. Watne said he was working to find a contractor that could remove trees behind the dam and to build up and compact toe area of dam. He also indicated the possibility of adding bentonite to the lake to try and stop leakage. His estimate of cost for this project could go as high as \$10-15,000.00 in a worst-case scenario.

Watne said that fishing in the lake had generally been good, with a good many large catfish being caught. He also said some re-stocking would be considered in the spring of 2003.

Roads and Parks Committee report was not available since Mike Hofferek was absent. Sheffield offered several comments regarding roads and parks, stating that there had been virtually no response from the County Commissioner on road improvements or repairs. He briefly discussed candidates for County Commissioner in the upcoming election.

Sheffield also said he had been in contact with the Sheriff's department, asking that Indian Lake subdivision be included in routine patrol area. He was advised that Indian Lake was "too far out" for regular patrols. Sheffield last comment concerned people putting up signs along streets and not coming back to take them down.

Under old business, an inquiry was made from the floor regarding window stickers for cars. Sheffield said he had planned to look into cost of stickers but that no action had been taken.

In new business, Sheffield announced that two board members had terms that were expiring: those being Mona Drescher and Mike Hofferek. Sheffield commended Drescher for her years of service on the board.

Drescher reported for the nominating committee, offering the names of Mike Hofferek (who had agreed to serve another term if elected) and Richard Goranflo as candidates for the two open board positions. There were no additional nominations from the floor. Pat Coldsmith made a motion that nominations cease and that the two candidates be elected by acclimation. Motion was seconded by Brian Dupre. Vote was unanimous for this motion.

Sheffield announced that door prizes would be offered this year to those attending the annual meeting. He said he had received door prize donations from thirty-three businesses and individuals, as well as the door prize of 1 years of dues to be given by ILOA. Bobby Williamson was the lucky winner of the annual dues door prize.

Art Ambrose offered his commendation to Pat Coldsmith for his efforts in heading up and working with the annual clean-up. Sheffield expressed his thanks to all of those in attendance at the annual meeting.

There being no further business, annual meeting was adjourned and a called meeting of the board of directors was convened to elect officers and appoint committee heads.

At the called directors meeting, Doug Watne nominated Richard Goranflo for president. Motion was seconded by Bill Nance. There were no further nominations. Vote for Goranflo was unanimous. Brad Williams nominated Bill Nance for vice president. Motion was seconded by Travis Sheffield. There were no further nominations. Vote for Nance was unanimous. Williams nominated Tom Duggan for treasurer. Motion was seconded by Watne. There were no further nominations. Vote for Duggan was unanimous.

Newly elected president Goranflo appointed Travis Sheffield to head Architectural Committee; Mike Hofferek to head Roads and Parks Committee; Doug Watne to head Lakes and Fish Committee; and Brad Williams to head Swimming Pool Committee. There being no further business, called board meeting was adjourned.

George C. Mick, Secretary