

Indian Lake Owners Association

Annual Meeting - July 26, 2004

Minutes

Board Members Present: Richard Goranflo, Thomas Duggan, James Welch, Bill Adkins, Gene Garcia, Doug Watne and Travis Sheffield.

President Goranflo called meeting to order. James Welch offered the opening prayer. Bill Adkins led the Pledge of Allegiance to the American flag.

President Goranflo introduced the board members and instructed the recording secretary to read the minutes of the 2003 Annual Meeting

The next order of business was the reading of minutes from the 2003 annual meeting by secretary Ernest Barnes. After reading, motion was made by Tom Duggan that minutes be approved as read. Gene Garcia seconded motion. Vote was unanimous for approval.

The next order of business was the election of Board Members. President Goranflo read from the Meeting Agenda that it had been proposed that Gene Garcia and Tom Duggan be nominated to new terms and that Stella Pease be nominated to fill the Board Member position being vacated by Travis Sheffield. Bob Williams presented a formal nomination to this effect. Phil Webb seconded the formal nomination and the motion was unanimously carried with no further nomination from the floor.

President Goranflo then announced a slight change to the agenda in that immediately following the Committee Reports, a short break would be taken so that a short Special Board Meeting could be taken to appoint the new Committee Chairpersons. The committee reports to be presented prior to breaking for the Special Board Meeting so that two Board Members could leave early for prior commitments.

Committee Reports:

President Goranflo reported on the Association's very successful Annual Cleanup and gave special thanks to our County Commissioner, Clara Beckett (who was present), for providing County dump trucks and County drivers to dispose of all of the collected trash. It was noted that most welcome assistance saved the Association approximately \$700.00, this being the amount that the Association paid a private contractor the previous year. President Goranflo also noted that the Association had access to a tractor with a loading bucket for moving trash that was made available for a very reasonable fee by one of the residents.

Travis Sheffield, Archectural Committee, reported that twenty five (25) letters of violation were issued and that for the most part compliance was good but that several had required more than one letter and there were still some outstanding violations.

Sheffield also reported that two legal actions had been taken that resulted in Temporary Injunctions being issued in favor of the Association and that in thirty (30) days, Permanent Injunctions were to be issued by the Court.

Sheffield reported that one legal action was taken against a resident for having an illegal cargo storage container on resident's property.

Sheffield said that another legal action was against a resident currently living in a double-wide home having moved in another single-wide home on the same property without a permit and violating Association codes. Sheffield also reported that he had been charged with harassment by the property owner and barred from the property. The violator in this case said that he was trying to give the trailer away to anyone who would come and get it but had not been successful in this effort. The Permanent Injunction was still expected to be issued. Sheffield noted that legal action were not cheap.

Sheffield also reported that permits had been issued to resident Gomez to place a singlewide home on a lot on Deer Run and a storage building on Buffalo Run. A permit was issued for the building of a front porch deck to another resident. A permit was issued for a wooden privacy fence on Tejas, a storage building on Wampum, and a storage building on Inca. A permit was denied to place a mobile home on a lot because it would violate setbacks. Also denied were permits requested by a prospective buyer to build a large storage building in Section

Three Lots 203 and 204. Also denied was a request by a prospective buyer to place a Mobile Home in Section Three. Prospective buyer was told that the permit would be denied.

Duggan, Treasurer, went over the Financial Report and several questions from the floor were answered. Dugan reported that he had completed the annual audit and had found no irregularities. Duggan also stated that 150 liens for delinquent dues had been filed during the past fiscal year. He indicated that this was a considerable increase over last year. Duggan also noted that Association Dues are collected by the County at Sheriffs' Sales there is no support from the County for doing so.

Secretary Barnes was asked if the ILOA could buy these lots and resell them for a profit. Travis Sheffield quickly expressed a unanimously opinion that the Association didn't want ownership of any more lots. It was noted that some lots had been accepted in the past by the Association and now the Association was saddled with the burden of paying annual taxes on the lots which cannot be sold. President Goranflo noted that he had received calls on more than one occasion from out-of-town lot owners wanting to donate their lots to the Association. All such requests were denied.

Bill Adkins, Vice President. Adkins made no comments and no questions were asked from the floor.

James Welch, Roads and Parks, indicated that the most outstanding action being taken presently was the rework of some of the roads in the subdivision. In that the County Commissioner, Clara Beckett was present, Welch turned over his remaining floor time to allow the County Commissioner to report on road progress and to take questions from the floor.

Clara Beckett, County Commissioner, reported that excellent progress was being made to completely resurface and repave Sundance, all of Big Bow and Wigwam. In that the roads did not initially have a proper base, She was completely rebuilding those roads, putting in many new culverts and ditching for proper drainage.

Beckett indicated that she new that other roads in the subdivision need repaving but she just didn't have the budget for doing so at this time. Beckett said that she had over 360 miles of County Roads to keep in repair.

Beckett also expressed the need for preventative maintenance such that major rework of our roads would not be

required in the future. She indicated that she intended to see that this type of maintenance was performed on our soon-to-be new roads. She would, of course, continue to maintain the other roads as need and budget permitted.

Beckett indicated that outsourcing hauling and other jobs to private contractors would be very rare in that they she had the equipment to do the job for a lot less money.

Beckett indicated that there would invariably be some delays in completing our roadwork because of rain and because it was necessary to pull off of jobs to go perform emergency roadwork.

Beckett indicated that the subdivision roadwork should be complete by the end of September.

Beckett answered questions from the floor indicating that the final surface would be a two-course treatment, which is rock on rock and makes for a very nice road. Beckett indicated that Hot-Mix was reserved for very high-traffic roads and was very expensive to build. Beckett said that Willis Lane would receive an oil treatment but would not be paved in that there were few or no residents on that stretch of road.

Beckett responded that it was the County's responsibility to clean up the illegal dump sites along Willis Lane but there was no budget to do so. She indicated that perhaps the County could get the Environmental Enforcement people to take action.

Beckett indicated that the vandalism to the county motor grader window cost about \$300.00 to repair.

James Welch then finalized his committee report by thanking the County Commissioner again for her help and brought to everyone attention that some people came and dumped early during the Annual Cleanup. Welch request that people 'please' don't do that. It results in a lot of extra work for the volunteers.

Welch reported that he had met with Sheriffs Deputies twice in the previous week due to vandalism in the subdivision. Several street signs were torn down and considerable damage was done to the big sign at the entrance to the subdivision. Welch indicated that the Sheriffs Department would be assigning an investigator to look into these acts of vandalism. Welch also brought to everyone attention that the Sheriff enforced a curfew and that parents could face a \$200.00 fine if their children were caught out on the streets after curfew.

Beckett replied to a question about curfew signs and Neighborhood Watch Signs that her sign show could make any type of sign.

Welch announced that he would be giving the County Commissioner a list of priorities for the remaining roads to be reconstructed within the subdivision.

Gene Garcia, Swimming Pool, reported that the reason for the closure of the pool was strictly economical. There simply weren't sufficient funds available at this time to operate the pool. Garcia reported that the pool was in serious need of repair that would cost several thousand dollars in addition to the regular operating funds that would be need to keep it open. There were miscellaneous comments from the floor that suggested that since there had not been a dues increase in several years that maybe it was time to raise the dues.

President Goranflo reported that a dues increase could not be put before the members at this time because such action required unanimous vote of the Board of Directors and that such a vote failed by one vote.

Travis Sheffield took the floor and clearly stated that he was the abstaining vote and he voted no because he did not think enough planning had gone into asking for a dues increase at this time.

Secretary Barnes reported that the cost of operating the pool was approximately \$1,000.00 a month and that the

Pool needed approximately \$5,000.00 to \$6,000.00 in repairs in that it had a large crack in the bottom of the pool and one skimmer was cracked combining for a loss of approximately 60,000 gallons of water a month. The estimate on cost of repairs was arrived at by George Mick (A Pool Builder) and Ernest Barnes (A Retired Pool Builder).

A motion was made from the floor to have a fundraiser. The motion received a second and the motion died for lack of support.

Doug Watne, Dam and Fish. Reported that he had talked to several contractors about filling in the sloughed-off area of the dam and that all of the initial estimates had been very high. He suggested that the dam dirt work could be done in-house at a greatly reduced cost.

Watne reported that last year the trees and tree roots had been cleared from the lower dam area at the recommendation of the Corp Of Engineers and that this had been done at considerable expense.

Watne also reported that the sloughed-off area had been filled in one time and that the 'fix' had lasted approximately one week.

Watne reported that a contract with Diamond P had worked with a backhoe to did a trench below the sloughed-off area and that concrete had been dumped in and then packed with hard clay in hopes of stopping the leakage. This three days works had cost the Association \$9,300.00.

Watne also reported that 4,000 pounds of Bentonite had been dumped into the lake without much apparent success at stopping the leakage. The Bentonite tended to float off down the lake and not sink at the desired spots.

Watne reported that a second round of dumping Bentonite into the lake had been more successful and that the effectiveness of this effort would have to wait for dry weather to be determined.

Watne fielded a comment of the excess number of cattails in the lake down by Doug Teeler's house site. It was suggested that a new product called Eraser II would kill the cattails without harming the water or the fish.

Watne fielded another question from the floor about the carp in the lake and the possibility of getting more carp. Several people from the floor reported that the several dead carp had been found and that it was expected that the carp had about reached the extent of their life expectancy.

Travis Sheffield reported that it would be very difficult to obtain more carp in that in order to do so would require meeting the Parks and Wildlife Services requirements of placing special four inch rebar extension on the spillway approximately four inches apart. Sheffield reported that this modification to the spillway would result in trapped debris that would back up the lakes water lever perhaps causing flooding of some people's homes that were built very close to the lake.

BREAK FOR SPECIAL BOARD MEETING
SEE MINUTES OF SPECIAL BOARD MEETING

Drawing for door prizes was held during the Special Board Meeting.

RETURN TO REGULAR ANNUAL MEETING AFTER APPROXIMATELY FIFTEEN MINUTES

President Goranflo reported that a President had been elected in the Special Board Meeting and that committee assignments had been made. Goranflo reported that the following results of the Special Board Meeting.

Goranflo, Richard-	President	Welch, ^{JAMES} Tom	Parks and Roads
Adkins, Bill-	Vice President	Watne, Doug-	Dam and Fish
Duggan, Tom-	Treasurer	Pearce, Stella-	Architectural Committee
Garcia, Gene-	Swimming Pool		

There being no further business, meeting was adjourned on a motion by Bob Williams, a second by Doug Watne and unanimously carried.

Ernest W. Barnes-Recording Secretary

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Special called board meeting was held during a break in the Annual Meeting to elect officers. Adkins nominated Goranflo for president. Garcia seconded motion. Vote was unanimous in favor. A motion was made by Garcia that Adkins serve as vice president. Duggan seconded motion. Vote was unanimous in favor. Welch that Duggan is re-elected as treasurer made motion. Adkins seconded motion and vote was unanimous in favor.

Goranflo announced committee appointments, with Stella Pease to serve as architectural chairman, Garcia to swimming pool, Watne to lakes and fish, and Welch to roads and parks.

Ernest W. Barnes, Secretary