

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, FEBRUARY 23, 1991

- MINUTES -

Board Members present: Larry White, Art Ambrose, Kirk Ivey,
Alfred Gallmeier, and Travis Sheffield

Absent: Francelle Helmcamp, Norma Moree

Meeting called to order by President Gallmeier.

Minutes from previous meeting were read and approved. Treasurers report was read and approved. Quorum was present.

Committee reports followed, with Swimming Pool Committee Chairman Kirk Ivey reporting:

- * Pools signs that were stolen last year were soon to be replaced.
- * Pool attendants for coming season had been selected and would begin as soon as school ended for the summer.
- * Leaks in bathhouse area had been repaired.

Architectural Committee Chairman Art Ambrose reported:

- * Bulletin Board at Pool and bench at Fishing Pier had been repaired.
- * Picnic bench scheduled for boat ramp was receiving welding repairs and would soon be installed.
- * He plans to prepare and install several drum-type trash containers in park areas soon.
- * Components for proposed pipe and cable fence at pool/park area are still working.
- * Fence at boat ramp and light on fishing pier will soon be repaired. He also stated that rotting wood on pavilion would be replaced and repainted.
- * No news on removal of Young mobile home. Gallmeier stated he would investigate.
- * No help is available from City of Smithville on dog problem. Plans to contact County Officials next. Suggestion was made to post warning notice on homes of owners of problem dogs.

- * Several vehicles had been found lacking current license and inspection. He would advise owners to correct.
- * He had issued permits to Bryants for installation of mobile home and to Millers for addition to existing mobile home.

Ambrose also reported on Roads and Parks for the absent Norma Moree, noting that:

- * Do-Not-Enter sign at entrance had been replaced by County.
- * County had been notified that stop sign at entrance was missing.
- * That several street signs had been stolen.

Lake and Fish Committee Chairman Larry White reported:

- * Preparations for lake treatment are still underway, with tentative date of March 15 set for first treatment or as soon as water treatment reaches 65 degrees.
- * Lake will probably require three treatments during warm months.
- * Services of ACS agent from Temple would also be requested to perform fish study of lake.

Mick reported that purchase of car stickers (for owner identification) was delayed because of unexpected high cost. Board decided to table matter until Annual Meeting for presentation to general assembly.

Several owners had written to state they wanted to donate their land to the Association or suggested that the Association go ahead and foreclose as they were unable to pay dues and taxes. Ambrose indicated he would contact adjoining property owners to see if they wanted to negotiate for these lots.

The state of overall financial condition was discussed, noting a slow but continual downward trend. Mick was directed to prepare more data for more discussion at future meetings.

Mick requested that his position as secretary be terminated and that Maggie Mick be designated as replacement. Sheffield moved and Ivey seconded that this change be approved. Board approved unanimously.

There being no further business, meeting was adjourned.



George C. Mick, Secretary

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, APRIL 27, 1991

- MINUTES -

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

Absent: Kirk Ivey.

Meeting called to order by President Gallmeier.

Minutes from previous meeting were read and approved after minor corrections. Treasurers report was read and approved with request that fiscal year be identified on report. Quorum was present.

Committee reports followed, with Architectural Committee Chairman Art Ambrose reporting:

- * Regarding dog problem, he had talked with Commissioner Seidel and that there were no laws for animal control.
- * Richard Walker had installed new mobile home.
- * Bulletin board had been damaged by vandals and that sheriff's department had been notified.
- * Posts on boat ramp fence had been replaced.
- * Trash cans had been placed in pool park area.
- * Mercury light on boat dock has been removed and will not be repaired.
- * Repairs had been made at pool pavilion, replacing rotted wood on one end. More repairs are planned on opposite end.
- * Letter will be sent to owners concerning vehicles not meeting ILDA requirements.
- * John Lant, owner of lot II-181, had been notified to clean up trash on lot.
- * Mowing had been done on entrance and park areas and that trash collection area had been cleaned up.

Lakes and Fish Committee Chairman White reported that:

- * Lake treatment had been delayed and that he was trying to secure boat and motor to use for application of fertilizer.
- * Price of fertilizer to be used in lake treatment would cost \$119.00 per ton and that copper sulfate would be used to control floating moss and scum in coves.

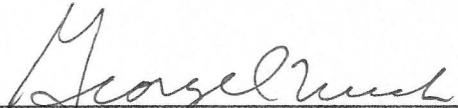
Roads and Parks Chairwoman Moree reported:

- * County plans to mow roadsides as soon as rains end.
- * Inquired if anyone had been lined up to mow backside of dam and spillway area.

Under old business, Ambrose indicated that the small walk bridge at the pond was in bad condition and that it should be removed. Motion was made by Ambrose to remove the bridge and move the playground equipment up to pool area. Motion was seconded by Helmcamp and approved unanimously.

Ambrose also made a motion to purchase a small weedeater to be used in the pool area. Motion was seconded by White and approved unanimously. Ambrose was authorized to make the purchase for approximately \$80.00.

There being no further business, meeting was adjourned.



George C. Mick, Secretary

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, JUNE 29, 1991

- MINUTES -

Board Members present: Larry White, Art Ambrose, Norma Moree,
Alfred Gallmeier, and Travis Sheffield.

Absent: Kirk Ivey, Francelle Helmcamp

Meeting called to order by President Gallmeier.

Minutes from previous meeting were read and approved after minor corrections. Treasurers report was read and approved. Quorum was present.

Committee reports followed, with Architectural Committee Chairman Art Ambrose reporting:

- * He had sent six letter to property owners for various deed restriction violations.
- * The Johnny Stockton trailer has been removed.
- * Bridge at small pond has been taken down and that wagon and playground equipment has been moved to the swimming pool area.
- * Bluebonnet Electric has been called to come and repair the mercury vapor light at the boat ramp.
- * Talked with Commissioner Seidel to find a way to prevent large oil tanker from using streets.
- * Called Sheriff regarding possible marijuana growing within the subdivision.
- * A mobile home on Buffalo Run still needs underpinning and that he would contact owner.
- * The spillway area may require blading off to keep lake at proper level.

Swimming Pool report was given by George Mick in Ivey's absence, with Mick stating:

- * The motor on pump two had gone out and had been replaced by Peacock Pools.
- * Filters are getting very old and may require replacement soon.

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- * That pool conditions were generally good and that usage was quite heavy.

Following pool report, a general discussion followed regarding guests at the pool and to try and find some means of limiting usage by these guests. It was also decided to try to obtain State Safety Rules regarding number of people allowed in pool.

A motion was made by Sheffield, seconded by Moree, that the Board try to determine maximum of people allowed in pool at one time and implement this as a new rule, and if limitation is necessary that property owners be given priority. Motion was passed unanimously.

Lakes and Fish report was next, with Larry White reporting:

- * Lake has now been treated twice with fertilizer and will probably require more treatment.
- * That spillway will probably need to be bladed to remove grass and excess dirt buildup.

A discussion followed regarding the swim platform in the lake. Ambrose made a motion that the platform be removed and destroyed. Motion was seconded by White and approved unanimously.

Roads and Parks Chairwoman Moree reported:

- * She wanted to extend invitations to the Annual Meeting to Commissioner Seidel, Sergeant Taylor, and Matt Judy as part of the program. Board agreed and Moree planned to send letters to these persons.


Report from the nominating Committee was next, with the names of Ambrose and Sheffield submitted as candidates for reelection. Sheffield declined because of health reasons and it was decided that Mona Drescher would be the second candidate.

Preparations for the Annual Meeting were discussed. Gallmeier was to enlist two persons to work as registration committee. It was decided that once again the pot luck dinner would follow the meeting. Mick was instructed to obtain plates, utensils, and soft drinks.

There was a discussion on the sending of flowers to members funerals and it was decided to leave that up to individuals rather than having the Association send flowers.

Final business was that the shower in the women's bathhouse needed repairs. White moved that repairs be made, seconded by Sheffield, and was unanimously passed.

There being no further business, meeting was adjourned.


George C. Mick, Secretary

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING - AUGUST 29, 1991 - 10:00 A.M.

POOL PAVILION - INDIAN LAKE

- AGENDA -

Call to Order - President Alfred Gallmeier

Roll Call for Quorum

Reading of Minutes - June 29 Meeting

Committee Reports:

Treasurers Report - Francelle Helmcamp
Swimming Pool Report - Kirk Ivey
Architectural Report - Art Ambrose
Lakes and Fish - Larry White
Roads and Parks - Norma Moree

Old Business

New Business

Designating All Board Members as Check Signers
Discuss Merit of Keeping ILOA Telephone

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Next Regular Meeting - October 26, 1991

INDIAN LAKE OWNERS ASSOCIATION

P O BOX 808
SMITHVILLE, TX 78957
* * *
TELEPHONE: (512) 237-3338

NOTICE

The Indian Lake Board of Directors meeting of October 26, 1991, was held with only three board members present but due to lack of a quorum no official action was taken. Present were Alfred Gallmeier, Mona Drescher, and Francelle Czichos. Absent were Art Ambrose, Larry White, Kirk Ivey, and Norma Moree.

No official action was taken but it was decided to tentatively set the December meeting for Saturday, December 7, instead of the scheduled date of December 28.

It was also tentatively decided that the water meter located at the subdivision entrance would be removed due to lack of use.

Board will be polled by telephone concerning the above issues.

Enclosed with this notice are financial reports, a list of current board members, and a report that Art Ambrose sent to the meeting.

George C. Mick
Secretary

REPORT FROM ART AMBROSE - 10/26/91:

1. Ads have been placed in The Smithville Times and The Bastrop Advertiser seeking a dog catcher. Several calls have been received but no one had equipment and place to keep dogs for a few days before putting them away. Will run a different ad when I get back from vacation in mid-November.
2. New weed eater and five-gallon gas can stolen from storage shed at pool sometime between first week of July and middle of August. Someone had key or building was left open. On September 16, push lawn mower was stolen from same shed. This time hasp was broken, and one end of life-time garden hose was cut off. (Police report #91-4159)
3. Alton Czichos worked on spillway and cleared some tree stumps from below dam. Check to see if he has been paid.
4. Had large items removed from household trash bin at a cost of \$30.00.
5. Sent out ten deed restriction violation letter; seven have complied, three are pending:
 - a. Camper trailer at boat ramp has 60 days from October 12 to meet restrictions or we have it moved out.
 - b. Loy Nelson has 30 days (from 10/11/91) to clear old decking from Lots 126/127 in Section II.
 - c. Mobile home at front entrance has 90 days (from 10/11/91) to meet restrictions.
 - d. Camper removed from Section III.
 - e. Work trailer removed Section II.
 - f. Three junk cars removed Section II.
 - g. Mobile home painted and underpinning replaced Section II.
 - h. Trash removed from Lots 180/181, Section II.
 - i. Trash removed from Lot 77, Section I.
 - j. Underpinning replaced Lot 359, Section II.
6. Mobile home being removed from Lots 130/131, Section I.
7. New owners of Lot 25, Section II, are Brian and Susan Power, 1706 Weathersfield, Austin, TX 78703.
8. Need new copy of Board Members so I can make copies for my work with deed restrictions.

9. Who is the new owner of Lots 102/103, Section 11?
10. Need board members to stay within deed restrictions so I can do my job; under pinning loose/missing, grass and weeds high, cans and spa in front of house by road.
11. Did Larry Hildman buy that lot in Section 1?
12. Do we have inventory of all Indian Lake property? If not, we should.
13. How about getting rid of water meter at entrance?
14. Need road repairs bad; maybe president can check on it?
15. When was the last time we had an outside audit of our books?

Secretary's Notes:

- Item 3: Alton Czichos was paid \$240.00 on 10/17/91 (#1570).
- Item 8: List of current board members has been prepared and is enclosed.
- Item 9: Now owner of Lot 102, Section 11, is Manuel Neave, 102 Big Bow, Smithville, TX 78957. I have no information regarding Lot 103, Section 11.
- Item 11: Larry Hildman is in the process of buying Lot 66 in Section 1.
- Item 12: Inventory of property owned by ILOA is enclosed.
- Item 13: Water meter at entrance was discussed at meeting on 10/26/91 and members present agreed to remove meter but board would need to be polled due to lack of quorum.
- Item 14: Regarding road repairs, Norma Moree reported that she had repeatedly contacted Commissioner Seidel seeking needed repairs to no avail. She stated that she could not get too demanding as Seidel has some control over her job. Gallmeier said he would contact Seidel.
- Item 15: There has not been an outside audit of ILOA books for many years. By-laws call for an internal audit by appointed committee each year. Last internal audit was three years ago when Metta Johnson was replaced as secretary.

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, DECEMBER 7, 1991

- MINUTES -

Board Members present: Art Ambrose, Norma Moree, Mona Drescher,
Francelle Helmcamp and Alfred Gallmeier.

Absent: Kirk Ivey, Larry White

Meeting called to order by President Gallmeier.

Minutes from previous meeting were not read since that meeting lacked a quorum. (Report from previous meeting having been mailed to board members.)

Finances were discussed briefly as financial reports had also been mailed. Ambrose noted a gain in dues collections as a result of letters having been sent out recently.

Committee reports were next on the agenda, with the following reports given:

Architectural Committee - Art Ambrose:

- * As a result of his having mailed letters to property owners for various deed restriction violations that:

- Lot 11-57 (Bennett) - Being cleaned up.
- Lots 11-126/127 (Nelson) - Porches and decking moved.
- Lots 1-25/26 (Herrera) - Being cleaned up.

- * That on lot 11-17 (Tucker) there was a car that needed to be moved away.

- * That Glen Wobus planned a carport on lots 1-118/119.

- * And that he would continue to send more letters concerning deed restriction violations.

Roads and Parks Committee - Norma Moree:

- * Reported that she had sent several letters to Commissioner Seidel concerning needed street repairs as well as attempting to discuss same when she saw the Commissioner in person. She also indicated some reluctance to become too demanding as Commissioner Seidel is indirectly involved with Moree's employment.

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At this point, Helmcamp suggested that she might be able to assist Moree in this area to overcome possible "conflict of interest". Ambrose then suggested that Moree and Helmcamp exchange committee positions. This measure was favorably discussed and Gallmeier authorized the switch.

Ambrose also suggested a petition be circulated concerning street repairs and submitted to Commissioner Seidel along with a registered letter requesting needed repairs. This measure was discussed and approved as a good course of action.

Under old business, Ambrose noted that there had not been an outside audit of ILOA finances for several years and was much past due. After discussion, it was decided to contact local accountants and contract for needed audit prior to the February 29, 1992, meeting. Accountants names that were suggested included Jim Wither, Suzanne Williams, Frances Parker, and Hans Newman.

In new business, the possibility of authorizing all Board Members as co-signers of ILOA checks was discussed. A motion was made by Ambrose, seconded by Moree, that all Board Members be authorized as check co-signers. Motion was approved unanimously.

The ILOA telephone was discussed, with Gallmeier noting that usage was very low and possible changes needed to be made. He suggested that the phone might be moved to the swimming pool pump house for emergency use only, noting that during the summer, pool attendants had no means of seeking help if the need arose.

Drescher made a motion that the phone be moved from its present location and moved to the pumphouse and that it be blocked from long distance capability. Motion was approved unanimously.

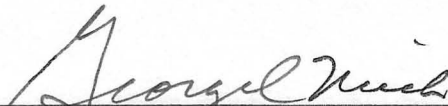
Possible restocking of fish in lake was briefly discussed, with Gallmeier noting that State Agent Matt Judy had suggested adding 40 to 60 blue gill per acre and 500 shad per acre, primarily to serve in food chain for bass population. He also noted that Judy suggested that bass in the 8-12" range be kept when caught and that bass 12-16" be thrown back. First estimate on cost of restocking was approximately \$3,800.00. After discussion, it was decided to table the restocking item until the February meeting.

Needed repairs on the swimming pool filters were discussed and it was decided to seek three bids for upgrading the system and make a decision at the February meeting. Motion was made by Drescher and was approved unanimously.

Ambrose mentioned that he had received a trolling motor as a gift from property owners appreciative of his efforts in improving the subdivision. After discussion, Gallmeier stated that the motor was simply a gift from neighbors and was not to be construed as remuneration, which would be in violation of ILOA By-Laws.

Ambrose also reported that the bulletin board at the pool had again been vandalized. Drescher suggested that the bulletin board be moved near the ILOA entrance in a more visible location that might discourage vandalism. It was decided to again repair the bulletin board and move it to entrance.

There being no further business, Ambrose moved that the meeting be adjourned. Moree suggested that the February meeting be held at the new Smithville Community Transit building, receiving approval of directors. Meeting adjourned.



George C. Mick, Secretary