

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, FEBRUARY 29, 1992

- MINUTES -

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

Absent: Kirk Ivey, Larry White

Meeting called to order by President Gallmeier.

Minutes from previous meeting were read and approved with one minor change. Financial report was given and approved as read.

Gallmeier announced that Kirk Ivey had verbally submitted his resignation from the Board. Drescher moved that the resignation be accepted. Motion was seconded by Moree and unanimously approved.

After discussion, it was determined that replacement of Ivey would be delayed until the April meeting. Pool Committee Chair would also remain open until April meeting.

Committee reports followed, with Architectural Chairman Ambrose reporting that:

- * Fred Hubenak, owner of lot 295, Section II, had contacted him regarding dispute of property line. Ambrose informed Hubenak that ILOA did not get involved in civil matters.
- * There had had been no additions or removals of mobile homes since the December meeting.
- * Extensions on deed restriction violations had been granted to Herrera (underpinning) and Cox (for removal of mobile home).
- * Skip Wobus had been issued permit for improvements on his property.
- * George Ford had submitted design for improvements at dump site for Board consideration.
- * Expressed thanks to Loy Nelson for cleaning trash from his lots on Big Bow.

Drescher reported next on Lakes and Fish, stating she had received prices from Henneke Fish Farm on restocking. Prices were \$300.00 per thousand for Bluegills and \$25.00 per thousand for Fathead Minnows.

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After discussion, Ambrose moved that ILOA purchase two thousand Bluegills and fifteen thousand minnows as soon as possible, with total cost not to exceed \$1,000.00. Motion was seconded by Moree and was unanimously approved.

Ambrose noted that he had seen an article in the newspaper that the use of sterilized grass carp had been legalized. After some discussion, it was agreed that the use of fertilizer for weed control be continued.

Czichos reported on Roads and Streets, indicating she had scheduled a meeting with County Commissioner Seidel for Thursday, March 5th. She also noted that she will continue to work on a petition seeking street repairs that will be presented to Commissioner Seidel.

The replacement of swimming pool filters was next on the agenda and after reviewing bids from Aloha Pools, Lee County Pools, and Peacock Pools, Ambrose made a motion that the installation of two 30" sand filters with multiport valves and automatic chlorinators be awarded to Peacock Pools for \$1,625.00. Motion was seconded by Moree and approved unanimously.

Annual audit of ILOA books was discussed, with Mick reporting on attempting to find an accountant to perform the audit. It was decided that the outside audit would be too expensive. Moree was authorized to secure three persons to serve as audit committee, to perform their audit immediately after the close of the ILOA fiscal year on June 31, 1992.

Board members requested that Mick provide list of lot owners for Board members by next meeting. Mick was also asked to look into cost of telephone options and into cable TV royalty.

Ambrose made a motion that ILOA contribute \$200.00 to the Bastrop County Humane Society. Motion was seconded by Drescher and was unanimously approved. Ambrose and Drescher were to handle this donation. (By furthering the county-wide humane society, it is hoped that dog control within the subdivision will result.)

Czichos made a motion that \$100.00 be donated to the Smithville Volunteer Fire Department. Motion was seconded by Moree and was unanimously approved.

There being no further business, meeting was adjourned.



George C. Mick, Secretary

INDIAN LAKE OWNERS ASSOCIATION

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CALLED MEETING, APRIL 18, 1992

- MINUTES -

Board Members present: Norma Moree, Mona Drescher, George Ford, Francelle Czichos and Alfred Gallmeier.

Absent: Larry White, Art Ambrose

Meeting called to order by President Gallmeier.

Minutes from previous meeting were read and approved. Financial report was given and approved as read.

ILOA owner Gilbert Cox was recognized by the Board. Cox was at the meeting to express his dissatisfaction with the septic system problems experienced by the Herrera family on Lot 25, Section 1, that had resulted in Cox's property being flooded with sewage for the past several months. Although the Herrera's are improving their system, Cox felt that the improvements would be inadequate. Board told Cox they would follow up after improvements are completed.

George Ford, newly appointed Board member and Chairman of the Swimming Pool Committee, presented to the Board numerous improvements he felt were needed at the swimming pool area.

Ford noted that bathhouse facilities were being used by non-swimmers, lights were being left on all night, several instances of vandalism had occurred, excessive water and electricity usage, and that he had even found marijuana remains in the restrooms.

Major improvements suggested by Ford included installation of taller fencing, establishing pool usage hours and locking the pool after hours, reworking of the electrical system, closing of pool unless attendants were on duty, and the obtaining of liability insurance.

Preliminary cost estimate for proposed fencing was placed at approximately \$7,000 to \$8,000. Electrical improvements were estimated at just over \$2,000.

After discussion, Ford made a motion that liability insurance be obtained regardless of cost, and that insurance would cover individual board members as well as the Association. Motion was seconded by Czichos and was unanimously approved. Czichos was authorized by Board to obtain cost estimates for the insurance and present them at another called meeting, tentatively set for May 2, 1992.

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Decision on proposed pool improvements was tabled pending the determination of insurance cost. Ford was requested to obtain more specific pricing of proposed fencing for consideration at next meeting.

In other business, Board discussed lake conditions and noted that it would probably be time to treat lake with fertilizer soon as water clarity was such that excessive weed growth was likely.

Another matter discussed was the duties of Board members and committee chairman. It was determined that some realignment of committees might be needed, defining duties and responsibilities. No action was taken.

Drescher reported that lake re-stocking had been completed at a cost of \$800.00. She also reported that she had received complaints on the high weeds around the little lake and would look into having them shredded. Additionally, Drescher stated that brush growth on the backside of dam needed attention and would advise White of same.

Drescher said that checking of fishermen for proper credentials had been occurring and that signs were placed informing fishermen that only owners and guests are allowed to fish. She noted that Ambrose is planning a letter to owners to explain this matter.

Although unable to attend meeting, Ambrose sent a written report as follows:

"First, I want to apologize to the Board members that have been offended by my actions. As of now, I will not take it upon myself to do anything except what comes under my duties as Architectural Committee chairman. That doesn't mean I won't help any other Board member if asked.

"Right now I have some street signs and entrance signs being made. I'll turn these over to Francelle as soon as I get them. When we can find a secure place to store the riding mowers, weed eaters, chain saw and gas cans, they will be removed from my property. Until then I'll use them at my discretion for a storage fee.

"Report for special meeting called on April 18, 1992:

1. The electrical work at the pool I go along with.
2. Fence around entire area about 1,000', I'm for it if it is a six or seven foot fence with wire on top. I have a local man giving me an estimate in the next few days if you want it.
3. Improvement at trash pick-up I'm for putting it on hold until we look into it more.

"My regular report:

4. I gave an application to Carletia Conner (sec. 11, Lots 280-281) to replace old mobile home with new one less than 5 years old.
5. John Livsey bough Evelyn Seymour's house (Sec. 11, Lots 13-14).
6. Received letter from Verna Noack (Sec. 11, Lots 385-386) about underpinning mobile. There has been sickness in the family and weather has delayed work. Will get to it as soon as possible.
7. Work being done on mobile (Sec 1, Lots 25-26) at entrance on septic system.
8. Bulletin board will be moved in May if you want me to handle it.
9. Question: what's being done on the petition for the road repairs?
10. Question: what's being done on phone at pool area?

"Talked to Larry White and he said he wouldn't make the meeting. He has to get hold of State Agent Matt Judy to see if we have to treat lake this year. Reading on his homemade measuring device is 36 inches. Sorry to miss the meeting.

"P.S. Reminder: Article Three, Section Three. (Meeting in April) About nominating committee (I will be on if needed)."

Czichos reported that her planned meeting with Commissioner Seidel to discuss street repairs had been cancelled by Seidel but that she was working to set another meeting date.

Last item discussed was the ILOA telephone, with determination to be made at next meeting as to whether to move phone to pool or to install extension at pool.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

APRIL 18, 1992

First I want to apologize to the Board Members that have been offended by my actions. As of now I will not take it upon myself to do anything except what comes under my duties as Architectural Committee Chairman. That doesn't mean I won't help any other Board Member if asked.

Right now I have some street signs and entrance sign being made. I'll turn these over to Francelle as soon as I get them. When we can find a secure place to store the riding mower, weed eaters, chain saw, and gas cans, they will be removed from my property. Until then I'll use them at my discretion for storage fee.

Report for special meeting called on April 18, 1992

1. The electrical work at the pool I go along with.
2. Fence around entire area about 1000', I'm for if it is a six or seven foot fence with wire on top. I have a local man giving me an estimate in the next few days if you want it.
3. Improvement at trash pick up I'm for putting it on hold until we look into it more.

MY REGULAR REPORT:

4. I gave an application to Carletia Conner (Sec II, Lots 280-281) to replace old mobile with new one less than 5 years old.
5. John Leivsey bought Evelyn Seymour's house (Sec III, Lots 13-14).
6. Received letter from Verma Noack (Sec II, Lots 385-386) about under pinning mobile. There has been sickness in the family and weather has delayed work. Will get to it as soon as possible.
7. Work being done on mobile (Sec I, Lots 25-26) at entrance on septic system.
8. Bulletin board will be moved in May if you want me to handle it.
9. Question: What's being done on the Petition for the road repair?
10. Question: What 's being done on phone at pool area?

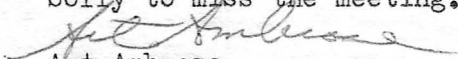
End of Report

Talked to Larry White and he said he wouldn't make the meeting.

He has to get hold of State Agent, Matt Judy, to see if we have to treat

Lake this year. Reading on his home made measuring device is 36 inches.

Sorry to miss the meeting.


Art Ambrose

Architectural Committee Chairman

P.S. Reminder: Article Three, Section three. (Meeting in April)

About Nominating Committee (I will be on if needed)

INDIAN LAKE OWNERS ASSOCIATION

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CALLED MEETING, MAY 02, 1992

- MINUTES -

Board Members present: Alfred Gallmeier, Mona Drescher, George Ford, and Art Ambrose

Absent: Larry White, Norma Moree, and Francelle Czichos

Meeting called to order by President Gallmeier.

Minutes from previous meeting were read and approved after one minor change. (Regular meeting of April 25, 1992, was not held due to lack of a quorum.) Financial report was given and approved as read.

First order of business, and the purpose of this called meeting, was a report on liability insurance. Secretary George Mick, acting for Francelle Czichos, reported that several estimates for liability insurance had been obtained by Czichos and all were very similar in cost, ~~ranging between \$4,000. and \$5,000.~~
AT APPROXIMATELY

After discussion, a motion was made by Ford that a lawyer be contacted before a decision was made on liability insurance. Motion died for lack of a second. *Heu*

Gallmeier indicated that he would contact a lawyer for advice on this matter, hopefully at no cost.

Ford reported on estimates he had obtained regarding replacement of the pool fence. He stated 653 feet of fence would be required to enclose entire pool area. Proposed fence would be eight feet tall with three strands of barb wire on top. Estimate for this fence was \$5,419.00.

After discussion, Ambrose made a motion that the pool area only be fenced and that a \$2,000.00 ceiling be set on the cost. Motion was seconded by Drescher and unanimously approved.

Ford then reported on estimate for electrical renovation at pool area, to include rewiring of pump house, installing 24 circuit panel with ground fault interrupters, moving all switches to the pump house, and converting all areas to underground service, at a cost of \$2,150.00.

Drescher made a motion that the electrical work be done per the estimate. Ambrose seconded the motion and vote was unanimous.

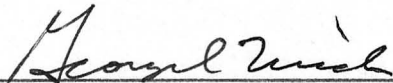
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Discussion of pool attendants followed, with a decision reached to use adults instead of teenagers and pay minimum wage.

Petition for street repairs to be submitted to Commissioner Seidel was discussed, and with Czichos being absent, no information was available. Matter will be carried over to the next meeting.

The possibility of installing an extension telephone at the pool pumphouse was discussed, with Mick reporting on cost estimates given by the telephone company. A motion was made by Ambrose that the extension be installed. Motion was seconded by Drescher and unanimously approved.

Next order of business was the selection of a nominating committee to select nominees for directors to be presented at the annual meeting. Gallmeier appointed Ambrose as chairman, to be assisted by Billie Owens and Mona Drescher.



George C. Mick, Secretary

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, JUNE 27, 1992

- MINUTES -

Board Members present: Alfred Gallmeier, Norma Moree, Mona Drescher, George Ford, Francelle Czichos, Art Ambrose, and Larry White.

Absent: None

Meeting called to order by President Gallmeier.

Minutes from previous meeting were read and approved. Financial report was given and approved as read with notation made that budget percentages were incorrect. Mick is to make corrections and issue edited operations report to board members.

First order of business was the discussion of liability insurance, with Gallmeier reporting that he had learned that suit could be filed but that negligence must be proven before damages could be awarded. Downside of this is that you must bear the expense of defending yourself in court even if the case against you is weak. Czichos stated that she had obtained an additional estimate on liability insurance at a cost of approximately \$1,300.00, much cheaper than previous estimates.

Mrs. George Ford stated she had obtained a copy of the existing law regarding liability from the county attorney's office. Law protects Board Members from suit, but since Texas is a commonlaw state, the Association could be still be sued. She suggested the possibility of keeping a lawyer on retainer.

George Ford made a motion that further research into liability insurance be made by Czichos and that a report be made at the Annual Meeting in July, allowing the general assembly to make a final decision. Motion was seconded by Larry White and was unanimously approved.

The possible installation of a telephone in the pool pumphouse was discussed, resulting in a motion by Ford that a separate, unlisted telephone be installed in the pumphouse for emergency use only. Motion was seconded by Drescher and was unanimously approved.

Czichos reported next on street repairs, stating that Commissioner Seidel had sent out crews to repair potholes and indicated that additional repairs would be made as time and capacity allowed. Czichos noted that the repairs were very minimal, and that she would continue to call Seidel to urge

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further repairs, and planned to meet with Seidel as soon as it could be arranged. Seidel also told Czichos that replacement road signs were on order.

Drescher informed Board Members that she had done some research into the possibility of utilizing grass carp for weed control in the lake. The use of sterile carp (triploids) is now allowed by recent changes in state law. Her research indicated that approximately two fish per acre are recommended, a total of 80 fish, and that prices quoted were \$8.50 per fish in the 8-11" range. Additionally, a State Permit costing \$175.00 would also be required.

After discussion, a motion was made by White that 80 fish be obtained as soon as possible and added to the lake, with the cost set at approximately \$855.00. Motion was seconded by Drescher and was unanimously approved.

Next item on the agenda was a report from the nominating committee, with Chairman Ambrose reporting that W. H. Bryant and Charlie Hoy might be potential candidates. He added that the list will be finalized for the Annual Meeting.

Preparations for the Annual Meeting were discussed. Gallmeier said he would designate a parliamentarian for the meeting and would attempt to get a book on Roberts Rules of Order from the Public Library. A registration desk committee was formed, including Mrs. Owens, Mrs. Ford, and Mrs. Ambrose. Meeting was planned to be held as usual, beginning at 10 a.m. at the American Legion Hall, with a picnic dinner to follow at the pool pavilion.

It was also decided that possible by-law changes, the liability insurance decision, and possible dues increase be added to the agenda of the Annual Meeting.

Discussion followed on potential dues increase, with different amounts of increase proposed, and the possibility that variable rates be used based on whether property is vacant or has improvements. A motion was made by Ford that the Board should recommend to the Annual Meeting that dues be set \$60.00 per year for camping use, \$72.00 per year for permanent residents, and remain at \$48.00 per year for unimproved property. Motion was seconded by White and unanimously approved.

Regarding the collection of dues, a motion was made by Ford that an amendment be added to the deed restrictions assessing a 10% per month penalty on dues not paid by April 1. Motion was seconded by Czichos and was unanimously approved.

Also regarding deed restrictions, a motion was made by Ford that certain changes be made for the purpose of clarification and that Board Policy Statements be added, if legal. Motion was seconded by Drescher and unanimously approved.

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Committee reports were next, with Pool Chairman Ford reporting that new fence on pool was complete, electrical renovations were complete, security light had been installed by Bluebonnet, and that plumbing improvements soon to be done. New rules had been implemented, setting pool hours at 12 noon to 9 p.m., warning against roughhousing in the pool or pavilion area, and setting a forty-person maximum allowed in the pool at the same time.

At this point in the meeting, President Gallmeier departed the meeting, stating that he needed to go home and tend his wife (she was injured in a recent auto collision).

ILOA membership cards were discussed next, with it being decided to list owners name on cards as well as account number and to print on card that only three guests were allowed with each card. After more discussion, a motion was made by White that number of guests be set at ten per household maximum, with larger parties requiring special reservations, and with pool monitor to restrict pool limit to forty persons. Motion was seconded by Ambrose and unanimously approved.

An additional motion was made by White that allowed no guests with guests (meaning that a guest of an owner could not bring additional guests). Motion was seconded by Ford was unanimously approved.

Drescher reported that she had been in contact with the Corps of Engineers regarding the lake spillway. Spillway, which had been cleared during the winter, had eroded quite a bit during heavy spring rains, resulting in a lower lake level than normal. She stated that the Corps of Engineers recommended concreting the spillway to correct the lake level and to prevent future erosion. She suggested a committee be appointed to study this matter. No action was taken.

White addressed the Board concerning the proposed high-speed railway in Texas, suggesting that the Association oppose this venture as he felt that it would greatly harm many people as well as the environment. He then made a motion that the Board of Directors issue a resolution expressing its opposition the entire high-speed railroad to Representative Robert Saunders before July 13, 1992. Motion was seconded by Ford and was unanimously approved. White indicated that he would prepare the resolution and see that it was presented to Representative Saunders.

Several guests at the meeting addressed the Board, requesting that swimming pool be opened during the morning hours. During this discussion, Board Member Ford departed for home, stating that his health would not allow his remaining as a meeting that was lasting so long.

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At the conclusion of discussion, a motion was made by White that the pool be additionally open from 8 a.m. to 12 noon, without a monitor, for members only, until the July meeting, and be subject to cancellation by the Board at any time. Motion was seconded by Moree and unanimously approved.

Czichos suggested the possible use of turtle traps to try to stem the excess turtle population. No one expressed opposition and Czichos said her husband would work with the traps.

Ambrose concluded with his architectural committee report, stating that no new homes or mobile homes had been added or moved in since the last meeting. He also noted that the lawn mower and weedeater had been moved to the pool storage shed and said that he did not feel this was a secure place for storage of this equipment.

Guests at the meeting complained of several messy lots, asking if the Board could do anything to force a clean-up. Ambrose told the guests that he had been in contact with these owners and would "keep after them" to clean up.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, AUGUST 29, 1992

- MINUTES -

Board Members present: Bill Bryant, Charlie Hoy, Norma Moree,
and Larry White.

Absent: Art Ambrose, Francelle Czichos, and John Lievsay

Meeting called to order by Vice-President Bryant.

Minutes from previous meeting were read and approved. Financial report was given and approved as read.

Committee reports followed. Architectural report and Roads and Parks reports were not given as Lievsay and Czichos were absent.

Swimming pool report by Hoy offered nothing much that was new, noting that pool attendants would be working weekends only until Labor Day. Hoy stated that he had been locking pool between nine and ten at night and pool was unlocked each morning by Betty Van Sickle.

Hoy said that plumbing improvements at pool were still needed and that he would be working toward that goal.

Lakes and Fish report was given by White, stating that he had submitted application to the State for a permit to purchase and stock sterile grass carp in the lake. Request for permit asked that 120 carp be approved for the lake. Fee for the permit was set at \$15.00 plus \$2.00 per fish, totalling \$255.00.

White noted that there was some concern that the carp might be lost through lake overflow during heavy rains and that barriers of some type could be needed. He indicated he would investigate and report at the next meeting.

Discussion followed regarding erosion of spillway area of lake resulting in lower water levels. Mona Drescher volunteered to investigate possible building up of spillway area as to best method to use and estimated cost of repairs.

White also noted that State Extension Agent had reported again an over-population of small bass in the lake, suggesting that bass eight to twelve inches long be kept and not thrown back.

Final item discussed was the need to officially record the Indian Lake revised By-Laws with the County. Sally Hoy was appointed to see that recording was done.

There being no further business, meeting was adjourned.

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, OCTOBER 31, 1992


- MINUTES -

Board Members present: Norma Moree, Bill Bryant, Charlie Hoy

Absent: Larry White, Art Ambrose, John Lievsay, and Francelle Czichos

With four board members absent, meeting was not held due to lack of a quorum.

Three members present did informally re-set regular December meeting to December 12, 1992, pending approval of fourth board member.



George C. Mick, Secretary

INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, DECEMBER 12, 1992

- MINUTES -

Board Members present: Art Ambrose, Charlie Hoy, Norma Moree,
Mona Drescher, and Francelle Czichos.

Absent: Larry White and Bill Bryant.

Meeting was called to order by President Ambrose. First order of business was to announce the appointment of Mona Drescher to fill the unexpired term of John Lievsay and to assume the duties of chairing the Architectural Committee. Lievsay recently submitted his resignation due to health reasons.

There were no minutes to read from the December 12, 1992, meeting as the meeting lacked a quorum and was dismissed.

Financial report was given by Secretary Mick and was approved as read. Main item in finances was the need to temporarily withdraw \$4,000.00 on November 8, 1992, from certificate of deposits, to be used as operating capital until income from dues starts in January.

Committee reports followed, with Ambrose giving architectural report since Drescher was new to the position. Ambrose reported that Bobby Lueders was building a new home on Wig Wam Street and that Jack Lageman had applied for a permit to construct a new garage and privacy fence.

Hoy was next with Swimming Pool report, noting that there had been some minor pump trouble but that all was well now. He also stated that he wanted to obtain a new sign indicating pool hours, and that the pool area had been recently mowed.

No Lakes and Fish report was available as Chairman White was absent.

Czichos reported on Roads and Parks, stating that the County had recently made some superficial repairs but that much more was needed.

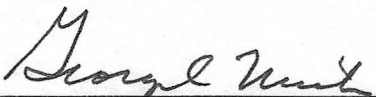
Under old business, the need for liability insurance was again discussed. It was decided to not obtain this coverage.

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Also under old business, the possible re-work of the dam spillway area was discussed. Drescher stated that she was still waiting for a report from the engineer who had looked at the spillway. Ambrose noted that he was still planning a grade survey at Larry Hildman's as soon as he could arrange it. This survey would be used in trying to determine the proper full mark for the lake if the spillway level is raised.

Under new business, garbage pickup area was discussed, noting that it had become very messy and that some oil was leaking from trucks making pickups. After discussion, Ambrose stated that he would see that repairs were made, possibly adding gravel in the driveway area.

There being no further business, meeting was adjourned.



George C. Mick, Secretary