

# INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, FEBRUARY 27, 1993

- MINUTES -

Board Members present: Art Ambrose, Norma Moree, Mona Drescher, Larry White and Bill Bryant.

Absent: Francelle Czichos and Charlie Hoy.

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Meeting was called to order by President Ambrose.

Minutes from the December 12, 1992, meeting were read and approved as read.

Financial report was given by Secretary Mick and was approved as read. Report was also made on a meeting held February 20, 1993, by Ambrose, Drescher, Moree and Secretary Mick regarding the ILOA Certificates of Deposit. It was determined at this meeting that interest from CD's be compounded back into CD fund rather than being withdrawn and used in operating fund. Moree volunteered to look into the tax liabilities of allowing this interest to accrue. Ambrose also stated he had instructed the Savings and Loan that two signatures were required for withdrawals.

Following the financial report, Ambrose made a motion that \$4,000 be transferred from the operating account back into the CD fund. Motion was seconded by Bryant and unanimously approved.

Mick was requested to prepare an updated budget for fiscal year 1993-94 to be ready for the April 24 meeting. Mick was also instructed to write a letter to Rural Cablevision concerning the annual payment to the Association per original contract with Arrowhead Cable Co.

Committee reports followed, with Drescher giving architectural report, stating that she had sent out twelve letters concerning deed restriction violations. She noted that she had had five responses so far.

Pool report was next with Ambrose reporting for Hoy. Hoy had requested two signs for the pool showing open hours. Hours were set at 8 a.m. through 9 p.m. by agreement of Board. Ambrose said he would notify Hoy to go ahead with the signs. Hoy also had stated that he wanted to lower the fence around the pool to prevent leaves and other trash from blowing in. No action was taken regarding the fence. Final item was Hoy reporting that he had volunteers to replace missing tile in pool.

Lakes and Fish report was made by White whose first item was to inquire if anyone had seen any of the recently stocked grass carp. A few sightings were reported, and no one reported seeing any dead carp. After discussion, it was determined that treatment of the lake with fertilizer would not be done at this time but that lake would be monitored for possible treatment later if required.

Spillway on lake was discussed next, with concern that grass carp would be washed out during heavy runoff. It was decided to explore the possibility of installing chain link fencing across the spillway to prevent fish loss. Erosion of the spillway was also discussed and Ambrose said he would look into possible build-up of the spillway.

Following his Lakes and Fish report, White submitted his verbal resignation from the Board, stating that personal conflicts limited that amount of time he had to be here and to perform the duties of the position.

Roads and Parks report was not made as Czichos was absent. It was noted by board members that the County had made a few repairs but that much more was needed.

Under old business, Ambose stated that rock had been placed in the driveway at the trash pick up area and that timbers had been repositioned.

In new business, a letter from former board member George Ford was read, stating that he and his wife were resigning their membership in the owners association. Ford's letter will be discussed at a later meeting.

Ford had also brought that to attention of the board an error that had been made in the annual meeting minutes. Minutes credited Ford for having made a motion when it was actually his wife who made the motion. Error was acknowledged and Mick was requested to amend the minutes.

There being no further business, meeting was adjourned.

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George C. Mick, Secretary

# INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, APRIL 24, 1993

- MINUTES -

Board Members present: Mona Drescher, Bill Bryant, Charlie Hoy, Lee Drescher, and Francelle Czichos.

Absent: Art Ambrose and Norma Moree

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Meeting was called to order by Vice President Bryant.

Minutes from the February 27, 1993, meeting were read and approved as read. Financial report was given by Secretary Mick and was approved as read.

Committee reports followed, with Architectural Committee Chairwoman Drescher stating that response to letters sent out to those in violation was meeting with good response. She noted that two cars and two trucks had been moved out and that Ivey had installed underpinning as requested. Drescher concluded by stating that the former Georgia Lilly property next to the boat ramp was in need of attention. The house has a basement that is flooded, presenting a hazard.

Charlie Hoy reported on the swimming pool next, stating that signs had been made and installed. He also stated that repair of the tile in the pool was underway. Hoy said he would purchase a replacement goal and net for the basketball court by the pool. He noted that he was in the process of securing pool attendants for the upcoming swimming season.

Drescher reported on Lakes and Fish, stating that contact had been made with Johnson Lake Management concerning the moss problem in the lake. The representative from Johnson had recommended that the grass carp be given a chance to hopefully reduce the weeds in the lake before considering additional treatment. He also stated that if any treatment was to be applied it should not be done before the water temperature reaches 78 degrees, and suggested that weed killing chemicals be used rather than fertilizer as before.

Drescher said that she had been in contact with contractors regarding build-up of the lake spillway area. She said she had received some estimates and suggestions. No action was taken.

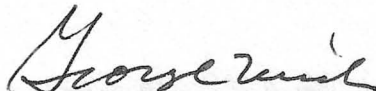
Czichos reported on Roads and Parks, stating that there had been no activity in this area.

Under old business, the trash collection situation was discussed, with Drescher stating that she had been in contact with several trash pickup companies seeking bids. A company called Country Waste was scheduled to come out April 27 to look over the trash situation. She reported no response from TDS or BFI as of this date. All of the companies indicated that dumpsters would be required in the future no matter who had the contract.

Drescher indicated that containers for recycling were desirable and that she would look into this idea and try to obtain proper containers for recyclable items.

Lighting at the pool was discussed, especially the floodlight on the basketball court. A motion was made by Czichos to add a photocell control on this light, with a maximum of \$200.00 set for the project. Motion was seconded by Drescher and was unanimously approved.

There being no further business, meeting was adjourned.

  
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George C. Mick, Secretary

# INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, JUNE 26, 1993

- MINUTES -

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

Absent: Bill Bryant, Lee Drescher, and Norma Moree.

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Meeting was called to order by President Ambrose.

Minutes from the April 24th meeting were read by Mona Drescher in the absence of Secretary Mick. Minutes were approved with one change. Financial report was also given by Mona Drescher and was approved as read. Proposed budget was also discussed.

Committee reports followed, with Architectural Committee Chairwoman Drescher stating that she continues to send out letters concerning deed restriction violations. She also said she has been handing out copies of by-laws and deed restrictions to new residents.

Drescher stated that the house located next to the boat ramp had been foreclosed on and that she was trying to determine the current owner, noting that the property was hazardous and needed to be locked up. She also said that two vehicles not in compliance with restrictions had not been moved after having been notified.

Mona Drescher also reported on Lakes and Fish Committee as Lee Drescher was absent. She stated that lake treatment with chemical weed killer had started and that the lake would be treated in three sections so as not to have a fish kill. She also said the lake management people indicated that the State had determined that three grass carp per acre are not enough for effective control, suggesting that at least seven per acre would be required. Board decided to look into additional grass carp next spring.

Drescher also said that the lake management people suggested using chunks of concrete to build up the spillway, topping it with dirt and then planting grass. Drescher concluded by noting that dam area had been cleaned and mowed.

Elzena Ambrose reported to the Board on her work, along with Mona Drescher, in trying to collect delinquent dues. She stated that 106 letters had been sent out and so far ten owners had responded, some paying in full and several making partial payments. She stated that two owners wanted to give their lots to the Association. She has furnished these owners with names of adjoining owners to see if they want the property.

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Elzena said that the committee was ready to file against past-due accounts in small claims court. A test run of ten accounts would be filed soon and judgments would be obtained placing liens on this property.

Charlie Hoy reported on the pool, stating that most people have been cooperative in showing their membership cards when going to the pool. Hoy also said he had again replaced the mesh on the basketball goal and a trash can near the pool.

The possibility of adding a switch to the light on the basketball court was again discussed. Czichos said she had been in contact with an electrician and was waiting for his bid.

Chairwoman Czichos had nothing special to report on Roads and Parks. Ambrose said he had been contacted by the County to store gravel road base near the pool pending street repairs.

Ambrose said a nominating committee had selected the names of Mike Wittrock, Lee Drescher and Norma Moree as candidates to fill positions on the ILOA Board. These names will be submitted at the Annual Meeting in July.

Under old business, Mona Drescher reported on bids she had received from BFI and Action Disposal regarding trash hauling. Action's bid was the lowest and they were contracted to provide two dumpsters with twice-weekly pickups. Cost for this service was set at \$200.00 a month plus tax.

In new business, preparations for the Annual Meeting were discussed. Ambrose said that the usual pot-luck dinner would follow the meeting. He also stated he had sent a letter to Commissioner Elaine Seidel, inviting her to be guest speaker at the meeting to discuss condition of streets.

Robert Reader appeared before the Board, seeking permission to use second-hand lumber in the construction of a garage on his property. Use of the old lumber was allowed by the Board in this particular instance as all used lumber would be hidden behind siding or other new materials and considering the fact that Reader had purchased the lumber before he was aware that deed restrictions prohibited its use.

There being no further business, meeting was adjourned.

  
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George C. Mick, Secretary

A special meeting of the Indian Lake Owners Association Board Members was called by the President, Art Ambrose, on Thursday, July 29, 1993, to review and discuss the rules and regulations of the pool area. Present at the meeting were Bill Bryant, Norma Moree, Mona Drescher, and Charlie Hoy.

The following rules were reviewed, discuss and agreed upon.

A member would be allowed no more than ten guests at one given time in the pool.

The maximum amount of people in the pool should not exceed forty people.

The hours of the pool would remain as they are, 8:00A.M. to 9:00P.M. No partying after 10:00 P.M. in the picnic area.

There will be no renting of the pool area or no businesses conducted for ones own profit.

Membership card must be shown when entering the pool, but if a member does not have their card and it is concluded that they are current on their dues, they may be allowed to use the pool.

(Being reminded to bring the card with them the next time.)

It was discuss and agreed that four new signs be made and posted on all four sides of the pool fence. The signs would read, NO DIVING, NO RUNNING, and NO PROFANITY. Art Ambrose said he would take care of ordering and posting of these sign.

Discussion was held on the letter that was received by Kristy Barber, stating that she was not charging a fee for swimming lessons. Mona Drescher said that she had heard that Kristy was charging \$40. for each lesson but stated that she would check into the matter further. If the information proved to be correct, Kristy would be sent a letter or given a phone call by Art Ambrose informing her that she could no longer give lessons if she was charging a fee. If she failed to comply with this decision, her membership card could be revoked, prohibiting use of the pool.

With no further business, the meeting was adjourned.

Elzena Ambrose

# Indian Lake Owners Association

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Regular Meeting, October 30, 1993

- MINUTES -

Board Members Present: Art Ambrose, Lee Drescher, Mona Drescher, Norma Moree, Charlie Hoy, and Mike Wittrock.

Board Members Absent: Bill Bryant.

Meeting called to order by President Ambrose. Roll call was taken and quorum was present. Minutes were read by Secretary Mick and were approved as read. Financial report was given by Mick and was approved as read.

Discussion of finances followed with Mick stating that approximately \$2,000.00 would be needed in the operating fund pending receipt of dues income in January. It was determined that the \$2,000.00 be taken from the CD Fund and transferred into the Operating Fund. Money to be returned to CD Fund as soon as possible.

Committee reports were next, first with Mona Drescher reporting on Architectural Committee activity. She stated that more letters would soon go out concerning deed restriction violations, noting that several vehicle owners were still not in compliance. After discussion, it was decided to send registered letters to those in violation, giving them fourteen days to correct their vehicle violations or they would be towed away at owners expense. Ambrose suggested that pictures of vehicles be taken prior to towaway.

Charlie Hoy reported for the Pool Committee, stating that the pool had been closed down for the winter. He noted that a water leak behind the pool house had been repaired and that the electrical box on the pool house had been damaged by persons unknown. Lighting on the basketball court was discussed and it was decided not to change the existing lighting. Hoy concluded by informing the board that all locks in the pool area would be changed in the spring of 1994 so that all would operate on the same key.

Lakes and Fish Committee Chairman Lee Drescher reported that repairs to the spillway had been completed, including a new concrete face on the front of the spillway and backfill with clay behind the concrete. After discussion, it was decided to investigate a clean-out of west end of the lake near the little island and where water comes in from the small creek. Drescher also stated that the cat-tails in front of the spillway needed to be cut down.

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Mike Wittrock reported on Roads and Parks Committee, stating that he will be in contact with Commissioner Seidel, urging her to keep up with street repairs. Board discussed possibility of organizing a clean-up party in the first part of 1994, planning to get a large dumpster and urge property owners to participate in the clean-up effort. Ambrose stated he would announce this clean-up in his next newsletter.

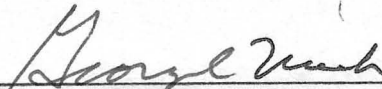
Ambrose stated that the Smithville Volunteer Fire Department had been in contact with him requesting to install a water tap near the boat ramp for filling of fire trucks. Permission to install the equipment was granted. He also noted that warning signs had been erected near the dumpsters and at the pool.

Ambrose said that the association's riding lawn mower continues to require many repairs, citing hard usage as the reason. He also noted that Mona and Lee Drescher had cleaned up at the entrance to the subdivision. Ambrose concluded by suggesting to Mona Drescher that a letter be sent to the owner of the mobile home on Lot 463 in Section II to correct bad underpinning.

Elzena Ambrose reported on court action recently instigated to try and collect back dues. Five cases were filed in small claims court, resulting in judgments being issued in favor of ILOA. Elzena indicated that she was in the process of negotiating payment structure with several of these owners. After discussion, Board decided to file more cases in early 1994.

Under new business, Board decided to change the meeting date for the December meeting from December 25 to December 18. Meeting will be held at the CCA building in Smithville.

There being no further business, meeting was adjourned.

  
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George C. Mick, Secretary

# INDIAN LAKE OWNERS ASSOCIATION

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REGULAR MEETING, DECEMBER 18, 1993

- MINUTES -

Board Members present: Art Ambrose, Mona Drescher, Charlie Hoy, Lee Drescher and Mike Wittrock.

Absent: Norma Moree and Bill Bryant.

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Meeting was called to order by President Ambrose.

Minutes from the October 30, 1992, meeting were read and approved as read. Financial report was given by Secretary Mick and was approved as read.

Mona Drescher reported for the Architectural Committee, stating that she had sent out four more letters to out-of-compliance vehicle owners and all had responded except Patty Tucker who has legal problems that she hopes will soon be settled so she can correct vehicle situation.

Pool report was given by Hoy who had very little to report other than his plan to change all locks in pool area to single key operation. A discussion followed concerning what appeared to be excessive water use at pool. Mick volunteered to do some testing to see if pool was leaking.

Mona Drescher reported on Lakes and Fish, stating that lake management consultants had recommended 160 more grass carp be added to lake to help control weeds. Board decided to go ahead with this stocking, probably during February. Drescher noted that cattails in spillway had been cut down and that plans were underway to clear off dam in early spring.

Parks and Roads Chairman Wittrock said he had been in contact with Commissioner Seidel and was told that the gravel sections of recently repaired streets would not be repaved until Spring to allow base to pack down.

Under new business, Mona Drescher stated she had been contacted by Eileen Ford regarding dues payment. Ford indicated she would pay dues if she could be given letter exempting the Fords from any liability. Board took no action, stating existing rules on dues would be followed.

The need to clean out lake inlet on west end was discussed, with Ambrose noting that a dragline would probably be required and that he would attempt to get bids. If action is needed, Ambrose is to contact Board members by telephone.

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Ambrose stated he had been contacted by Robert Daniels, offering Lot 114, Section 3, to sell to best offer. Ambrose said he would contact adjoining owners to see if there was any interest.

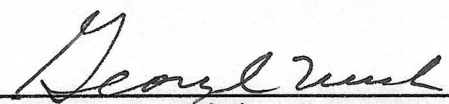
Ambrose said that a mobile home on Lots 180/181, Section 2, had been broken into and police were called in. This trailer was found to be in very bad condition and owner was notified that it needed to be removed.

Ambrose suggested that letters be sent out January 1st to Robert Reader and Loy Nelson concerning vehicles not in compliance with deed restrictions. He also said that picnic area on side of hill near pool be closed down and good tables moved up the hill nearer the pool.

Ambrose announced that a neighborhood cleanup has been scheduled January 17 thru 23. Signs will be posted at the entrance informing owners and urging them to clean up their area. Materials will be recycled when possible, some items burned, and the balance hauled to proper dumpsite.

Elzena Ambrose made a brief report on collection efforts, noting that \$739.00 had been recovered to date. She stated that liens had been placed on 115 properties.

There being no further business, meeting was adjourned.

  
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George C. Mick, Secretary