

Indian Lake Owners Association

Regular Meeting February 25, 1995

- MINUTES -

Board Members Present: Norma Moree, Mona Drescher, Charlie Hoy.

Board Members Absent: Bill Bryant, Ernie Barnes, Mike Wittrock, Lee Drescher

Meeting was called to order by President Moree. Roll call was taken and it was noted that a quorum was not present and that official action could not be undertaken by the Board. Minutes from December, 1994, meeting were read and financial reports from December meeting were given. Due to lack of quorum, no motion was made regarding approval of minutes or financial report.

Board briefly discussed meetings and accepted Art Ambrose's offer to make and post a sign at entrance notifying board members and owners of upcoming meetings.

A letter of complaint was read that had been sent by Oscar Shaddox concerning an encounter with dogs while walking on the streets. Association by-laws were discussed, especially the part concerning loose dogs. There was some question as to the legality of this section and a question as to whether this section might need to be amended. After discussion, it was decided that this item should be added to the list that President Moree would discuss with an attorney for an opinion.

Ambrose brought up to problem of storage of the Association riding lawn mower. He had been keeping the mower at his house but really needed the space for other things. Ambrose agreed to continue keeping the mower but would get a tarp and keep it outside.

Missing street signs were discussed and it was agreed that the County should be approached to see if they should be responsible for replacing missing or stolen signs.

Mona Drescher reported on Architectural Committee, stating that a new mobile home had been placed in the subdivision and that several others were in planning stages and that several places were for sale.

Members present determined that Mona should be made the informal head of an early nominating committee to seek out potential candidates for the Board of Directors positions that were open because of resignations and regular end of tenure coming up in July.

Moree reported that she had been in contact with attorney Kay Rogers concerning the recent legal questions that have come up. She was advised to prepare a letter with questions and present it to attorney Rogers for evaluation and a cost estimate.

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Moree also reported that she had contacted Aqua Water about the mess that had left at the entrance when they last worked on water lines. Aqua assured her that they attend to the matter and had come out on February 23rd to work on it.

Mona Drescher reported on Lake Committee, stating that the Texas Natural Resource Conservation Commission had been contacted after strange "stuff" had been seen floating on the lake and a bad smell noted. TNRCC representatives did come to see the lake but decided no testing was needed after they walked along the lake and found no bad smell or enrichment. Mona said she was not really satisfied and would pursue additional water testing.

Pool operations were discussed and it was decided that pools hours would be same as last year, opening at approximately 8 a.m. and closing at 9 p.m. Use of pool attendants was discussed and again it was decided to use attendants on a "hit or miss" schedule, usually from 12 noon to 9 p.m. on certain days. Rate of pay for Betty Van Sickle, who does swimming pool maintenance, was also discussed. Members felt that a \$25.00 raise was in order and Moree said she would poll board members for their vote on this matter.

Last matter discussed concerned Secretary Mick's use of computer for ILOA business. Since the ILOA computer no longer worked and was not really worth repairing, Mick has been using his personal computer for ILOA accounting. Board felt that it was advisable to pay Mick a \$25.00 monthly fee for computer usage. After more discussion, it was determined that Mick's usual monthly pay of \$300.00 be adjusted downward to \$250.00 and the computer use fee set at \$75.00 per month. Moree said she would poll the board for their vote on this matter as well.

There being no further business, meeting was adjourned.

George Mick, Secretary

Indian Lake Owners Association

Called Meeting May 9, 1995

- MINUTES -

Board Members Present: Norma Moree, Mona Drescher, Charlie Hoy, Gene Shaddox, Pat Coldsmith, and Elzena Ambrose.

Board Members Absent: Bill Bryant.

[Secretary's Note: Prior to this meeting, President Moree appointed Gene Shaddox, Pat Coldsmith and Elzena Ambrose to fill Board vacancies created by the recent resignations of Mike Wittrock, Ernie Barnes and Lee Drescher. Shaddox was named to head the Architectural Committee, Ambrose to head Swimming Pool Committee, and Coldsmith to serve as Treasurer.]

Meeting was called to order by President Moree. Roll call was taken and it was determined that a quorum was present. Minutes from previous meeting were read and approved. Financial report was given and approved.

Pool committee report was given by Moree who stated that the pool was running O.K. and that the only recent activity had been the repairing of a plumbing leak.

Lakes and Fish committee report was given by Drescher, who reported that weedkiller applications had recently been made to help control cattails in front of spillway and excessive growth on west end of lake and on small island. She said that the small island needs to be cleared to prevent "growth" of the island from roots and weeds that will choke off the small creek at end of lake causing backup of water during heavy rains.

Hoy reported on Roads and Parks, stating that several new stop signs had recently been installed. He said he had been in touch with the County and had determined that the County would not replace missing and damaged street name signs. Hoy also said that Art Ambrose would repair the Indian Lake sign at entrance intersection at a cost of approximately \$200.00 for materials. Hoy promised that he would continue to seek more road repairs from Commissioner McKeown.

Under old business, Moree said she had met with attorney Gary Reynolds to discuss legal questions regarding deed restriction violations, dog problems, and delinquent accounts. Result of this meeting indicated that the only recourse the Association had in these matters was to file charges against individuals involved. Delinquent accounts would best be handled by filing in Small Claims Court to obtain liens against violators. Moree stated that another meeting with Reynolds has been sheduled for May 18th to further discuss these matters.

Also under old business, Drescher reported that she had given out numerous copies of deed restrictions and by-laws recently, especially to new owners. She also said she had spoken to several owners concerning violations, requesting that they clean up or otherwise correct their violations. She said she is looking into a way to remove or repair the burned trailer house on Peace Pipe.

In new business, Drescher requested that the Board consider removal of the trash dumpsters and going to individual pickup. Action Disposal had quoted a price of \$40.03 (quarterly) for a large trash can on wheels and weekly pickup. Subscribers would also be entitled to place three additional sacks or cans out for pickup.

She noted that the dumpster situation had gotten out of control and that many non-members were using the dumpsters, bringing in trash and construction debris, causing the dumpsters to overflow. She said there was no way to police the dumpsters. Trash area has become an eyesore and a health hazard with garbage being strewn a block in both directions and into the pavillion area. She said that Lake Thunderbird had changed to individual collection five months ago and has had no problems.

Action Disposal suggested that Association post a sign at dumpsters stating that dumpsters would be removed July 1st and to place their 800 number on the sign so that members could call and order individual service.

A motion was made by Coldsmith that the Association discontinue providing the dumpsters effective July 1st, giving members ample time to make other arrangements and also giving week-enders time to see the change. Drescher seconded the motion. Vote was unanimous in favor of the motion.

It was also agreed to discontinue the LPI recycling trailer as people would probably throw trash in it. Members would be urged to take their recyclables to Smithville or to LPI.

Burning of brush at the pool area would be stopped and members would also be informed that burning of household trash at home would not be allowed. A sign to inform members of the impending changes would be made by Drescher and Ambrose and posted beside the dumpsters.

There being no further business, meeting was adjourned.

George Mick, Secretary

Indian Lake Owners Association

Regular Meeting June 24, 1995

- MINUTES -

Board Members Present: Norma Moree, Mona Drescher, Charlie Hoy, Gene Shaddox, Elzena Ambrose, and Bill Bryant

Board Members Absent: Pat Coldsmith

Meeting was called to order by President Moree. Roll call was taken and it was determined that a quorum was present. Minutes from previous meeting were read and approved as read. Financial report was read and was approved.

Shaddox reported for Architectural Committee, stating that he had sent out ten letter to owners in violation of deed restrictions. He indicated response had generally been good. He said he had received one application for the building of a 24' x 24' shop and that it was approved. Shaddox also brought up the burned trailer on Peace Pipe, noting that he was working toward getting it removed or repaired. He concluded by stating he had denied an application to install a 15-year-old mobile home.

Ambrose reported on the Pool Committee next, stating that a new gate had been installed on pool fence and that its self-closing and latching features were improved but still did not perform as well as desired. She said she would continue research into a better gate system. She also said that pool monitors were working out well and that their hours had been changed from 12-9 p.m. to 1-9 p.m. and that monitors would be on duty all four days of the July Fourth weekend.

Lakes and Fish Committee report was given by Drescher, who said that she was still trying to contract with someone to clear the dam area. She said she had received a couple of bids but that they were too high. She also said that she planned to apply weedkiller around little lake, primarily to control cattails. Drescher recommended that a fish survey be done in the spring of 1996 to determine type and quantity of fish in the lake as it appeared that fish population might be down. Grass carp were discussed and concensus was that they seemed to be doing their job as vegetation levels in lake were down compared to ,previous years.

Hoy reported on Roads and Parks, stating that he had met with Commissioner McKeown and plans were made to relocate several signs and a few new signs were being considered. The general condition of roads was discussed and Hoy said he would continue to work with the Commissioner to get done what he could. Also discussed was the possibility of getting the County to trim some brush and trees along certain streets to offer better visibility and to help avoid traffic accidents.

Under old business, only item discussed was the change in garbage collection. Aside from a little grumbling, most owners were accepting the idea of changeover to private collection. There had been a couple of inquiries into whether or not the Association was obligated to provide garbage service. It was determined that there was nothing in restrictions or by-laws that obligated the Association to provide this service.

In new business, Shaddox relayed a question from Coldsmith inquiring as to what his duties as Treasurer included in view of the fact a paid secretary handled most of the day-to-day finances. After discussion, it was determined that main duty of Treasurer would be the collection of delinquent dues. Board agreed that liens should be placed on overdue accounts as soon as possible and that those who had paid should have existing liens removed.

At this point in the meeting, President Moree announced her immediate resignation from the Board, effective at 12 noon this day (June 24, 1995). She said that she simply did not have the time to devote to Board activities and that her schedule would not allow her to attend the Annual Meeting. She expressed her thanks to fellow members for their help during her term and her regrets at having to make such a sudden move. Presidential duties would be carried out by Vice-President Bryant.

Drescher reported on work of the nominating committee, stating she had contacted several possible candidates but had nothing concrete to present to the Board. She suggested that if board members knew of any potential candidates that they be urged to come to the Annual Meeting for possible nomination from the floor.

The July 22 Annual Meeting at the American Legion Hall was briefly discussed. Art Ambrose had suggested that Commissioned McKeown be invited to this meeting and Board members agreed. It was also determined there would be no picnic following the meeting.

There being no further business, meeting was adjourned.

George Mick, Secretary

Indian Lake Owners Association

Regular Meeting August 26, 1995

- MINUTES -

Board Members Present: Travis Sheffield, Mike McGinnis, Pat Coldsmith, Gene Shaddox, Doug Watne, Ed Hurley, and Mona Drescher.

Board Members Absent: None

Meeting was called to order by President Sheffield. Roll call was taken and it was determined that a quorum was present. Minutes from previous meeting were read and approved as read. Financial report was given and was approved as read.

Shaddox reported for Architectural Committee, stating that he had sent out a letter to the owner of the burned trailer on Peace Pipe, giving thirty days to either remove the trailer or to make repairs. So far, there has been no response to the letter. Shaddox also said he is investigating an old trailer on Chickasaw that is in extremely poor condition and needs to be removed.

Shaddox reported that he had mailed seven letters concerning loose dogs and another letter concerning underpinning and mowing, noting that since the letter was mailed that mowing has been done.

Doug Watne reported for Swimming Pool Committee, stating that the pool gate had been repaired and the self-closing and latching features were working much better. He also said that ties on fence had been repaired. Watne said that persons unknown had crawled over the fence and had broken a bench and bent signs,

Sheffield inquired about the body hook that used to be available at poolside. It was determined that the hook was being stored inside the poolhouse. Sheffield suggested that the hook be placed on outside of building so that it would be more readily available in case of an emergency.

Mona Drescher reported for Lakes and Fish Committee, saying that she was still trying to find someone to clear the dam area. She said she had a couple of bids but they were very high. Drescher suggested that the Association consider the purchase of a sickle mover that could be used for heavy mowing such as that on the dam and behind.

After discussion Board agreed that Drescher should attempt to find a local area dealer for the sickle mower so that board members could see it. Sheffield indicated that a telephone survey of Board members could be made if necessary to decide on purchase.

A discussion on finances followed the Lakes and Fish report. After discussion, a motion was made by Drescher that Coldsmith file liens on delinquent accounts. Motion was seconded by Shaddox and vote was unanimous in favor of the motion. Coldsmith was instructed to file liens as soon as possible.

Parks and Roads Committee report was next with chairman Ed Hurley stating that he had made a survey of equipment owned by the Association, including two weed eaters, one riding mower, mower trailer, and a chain saw. He said he had talked with Art Ambrose and learned that the riding mower was in very poor condition and was at present out of service waiting on repair parts.

Hurley stated that he had researched new mowers and had obtained several estimates for various types. After lengthy discussion concerning type of mower that would serve best and a study of prices, a motion was made by Drescher that new heavy duty mower be purchased and that \$4,500.00 be set as maximum price that could be paid. Motion was seconded by McGinnis and vote was unanimous in favor of the motion. It was determined that Sheffield, Hurley and Ambrose would check out the mowers and make a decision on purchase.

There being no old business, new business was next on the agenda. First item was further discussion of the burned trailer on Peace Pipe. It was determined that some research was necessary before making a decision on what to do about this trailer.

Sheffield brought up the question of liability insurance, stating that he felt very strongly that the Association should have this coverage. He said he had done some research and that he had received a quotation of \$1,280.39 for a \$500,000.00 liability policy. He further stated that he felt that medical coverage for volunteer workers should be added and well as naming individual Board members to be included in coverage. After discussion, it was decided that Sheffield would check into the additions to determine cost and would get in touch with Board members by phone to make a decision.

Sheffield reported that he had been approached by the owners of Lots 20 and 21 in Section I who proposed making a gift of these two lots to the Association. Even though the Association does not normally accept lots as gifts, these two lots were given consideration since they were located right at the entrance. A motion was made by Drescher that the Association accept the gift of these lots. Motion was seconded by McGinnis and vote was unanimous in favor of the motion.

Sheffield appointed an audit committee to be headed by Coldsmith. Committee would include Hurley and McGinnis.

Sheffield suggested to Secretary Mick that some referral telephone numbers be added to the Association answering machine to help callers contact Board members.

Sheffield also suggested that a thank-you letter be sent to Commissioner Charlie McKeown expressing gratitude for work done on streets and right-of-way within the subdiviision. Board members agreed, noting that the letter might result in additional work being done.

Board discussed a small trailer on Buffalo Run as to whether it met the square footage requirements of deed restrictions and if someone was living in it. Sheffield suggested that a letter be sent to the owner seeking answers to these questions.

Sheffield brought up the subject of changing the date for the December Board metting, suggesting December 9th as a potential change date. A motion was made by Drescher that this date be accepted. Motion was seconded by McGinnis and vote was unanimous in favor of this motion. Concerning meetings, Sheffield requested of Mick that meeting notices be mailed ten days prior to meetings to comply with by-laws.

There being no further business, meeting was adjourned.

George Mick, Secretary

Indian Lake Owners Association

Regular Meeting October 28, 1995

- MINUTES -

Board Members Present: Travis Sheffield, Pat Coldsmith, Gene Shaddox, Ed Hurley

Board Members Absent: Mona Drescher, Doug Watne, Mike McGinnis

Meeting was called to order by President Sheffield. Roll call was taken and it was determined that a quorum was present. Minutes from previous meeting were read and approved with minor corrections. Financial report was given and was approved as read.

Shaddox reported for Architectural Committee, stating that he had sent out letters to certain owners concerning problem dogs. Shaddox said that the old ILOA computer was up and running again and that Coldsmith was using it for some record keeping and correspondence.

Shaddox reported that Gail Byler had installed a new double-wide home on Chickasaw replacing her old single-wide. He also said he had approved renovations planned by Carlson; had denied a request to move in an old house; and had approved remodeling planned by Robert Reader.

No pool committee report was available due to Watne's absence.

Lakes and Fish Committee report was offered by Travis Sheffield since Mona Drescher was absent. He said that Drescher had picked up a rental sickle mower to use as a trial on clearing the dam area. It was the consensus of the Board that renting of the sickle mower was probably a better plan than to purchase the mower.

Ed Hurley reported on Roads and Parks, stating that he had been in contact with County Commissioner McKeown and that some repairs had begun at the entrance area. There was a discussion concerning an owner that had been bringing in his large 18-wheeler truck that was over the 10-ton weight limit for subdivision streets. Truck owner had been advised of these limits but was still bringing the truck in. Several board members were going to see this owner and try to resolve this truck problem.

Hurley said that Commissioner McKeown had told him the County was going to take over street signs to be in compliance with 911 regulations concerning street names.

Storage of ILOA mowers and other maintenance equipment was discussed. Mower is presently stored by Art Ambrose. A motion was made by Shaddox that \$300.00 be made available for Ambrose to construct a storage shed on his property to house the new mower. Motion was seconded by Coldsmith. Motion was unanimously approved. It was also decided to seek bids on disposal of old mower. Those interested in bidding on old mower should submit their bids to Hurley.

Board again discussed loose and/or nuisance dogs. Sheffield reported he had talked with Commissioner McKeown and determined that there were no laws or ordinances available for enforcement as yet. Sheffield also asked Mckeown where strays or nuisance dogs might be taken but received no answer.

Sheffield stated that Deeds for property owned by ILOA were unable to be located. He suggested that these deeds should be located as soon as possible or if unable to locate them he recommended copies be obtained from the County. Sheffield also noted that transfer for Lots 20 and 21 in Section I to ILOA was now complete and he had Deeds.

Concerning Deeds and other important documents, Sheffield suggested it might be advisable for the Association to rent a safety deposit box for safekeeping. He said he would look into cost and report at the December meeting. At this time a motion was made by Coldsmith that Sheffield be authorized to obtain certified copies if original property deeds could not be found. Motion was seconded by Shaddox and was unanimously approved.

The telephone located in the pool house was discussed but no action was taken. It was determined that a list of current ILOA officers should be displayed on the bulletin board located at the entrance.

Sheffield said he had secured the use of the Smithville Savings and Loan Association's community room for the upcoming December 9 meeting.

Coldsmith reported that he had a list of liens against delinquent property owners ready to file.

There being no further business, meeting was adjourned.

George Mick, Secretary

Indian Lake Owners Association

Regular Meeting December 9, 1995

- MINUTES -

Board Members Present: Travis Sheffield, Mike McGinnis, Gene Shaddox, Doug Watne, Ed Hurley, and Mona Drescher.

Board Members Absent: Pat Coldsmith

Meeting was called to order by President Sheffield. Roll call was taken and it was determined that a quorum was present. Minutes from previous meeting were read and approved as read. Financial report was given and was approved as read.

Shaddox reported for Architectural Committee, stating he had received a letter from Jimmy Rose, the owner of the burned trailer on Peace Pipe, indicating the property was being sold and the mobile home would be moved in thirty days. Shaddox said he had received application from W. W. Nance for construction of a garage. Plans were approved.

Shaddox also said he had mailed a letter to the owner of the property at 3102 Wigwam asking what their plans were for the bricks and other building materials on the property. Another letter was sent to T. Miller concerning a broken truck and a second trailer on the property but there had been no response as yet. Shaddox concluded by noting that the dog problem remained and that he had sent several letters to owners.

Drescher reported on Lakes and Fish, stating that the dam cleanup was complete except for burning of the piled up brush. Brush will be burned when weather permits. Drescher said that there was some water seepage at the base of the dam but after discussion it was determined that the seepage had been present for five or six years.

Drescher suggested that the old Sears weedeater be disposed of as it was pretty much worn out. A motion was made by McGinnis that the weedeater be disposed of. Motion was seconded by Drescher and was unanimously approved.

Doug Watne reported on Swimming Pool, having little to offer since the pool was closed for the winter. He said that timers on pool pumps would be set to reduce run time. Sheffield reported that the emergency phone number posted at the pool had been changed to 911.

For Roads and Parks, Hurley said he had talked with Commissioner McKeown concerning mowing of street right-of-ways and that County inmates had made spot repairs to streets. Ambrose reported that the mower storage shed was almost complete and that reflectors had been replaced on sides of creek bridge.

Drescher said that the Bonora property on Caddo Circle was very messy, noting that when the people leave there is always a mess left behind, including cans in the water and sacks of trash. She said she would take pictures and contact the owner to request cleanup.

Under old business, Sheffield said that only one bid for the old riding mower was received, that being a \$65.00 offer from K. Hurley. A motion was made by Drescher that the \$65.00 bid be accepted. Motion was seconded by Shaddox and was unanimously approved.

Sheffield also reported on his investigation into liability insurance for the association. He said he had obtained a quote from Saunders Insurance Agency for \$1,642.47. After some discussion, a motion was made by McGinnis to obtain the liability insurance. Motion was seconded by Drescher. Another discussion followed concerning medical aspects of the insurance. Vote was taken and was 5-1 for approval of the motion. Shaddox was the dissenting board member.

In new business, the possibility of having another clean-up was discussed. Art Ambrose suggested the clean-up be set for January 26-28, 1996. Board members agreed and Ambrose was authorized to proceed with arrangements.

Board also discussed ILOA Newsletter with Ambrose, suggesting it would be good to put out another issue around first of the year. Art said he and Elzena would go to work on the newsletter. It was suggested that committee heads offer input for the newsletter. Board also discussed if the bulletin board at the entrance could be fitted with opening doors. Ambrose said he would work on this suggestion when weather was warmer.

Ambrose suggested that the cost of materials for building the mower storage shed be repaid to him as a rental fee of \$10.00 per month until bill is paid off. Rental payment to be held until December of 1996 until it reaches \$120.00 and then be paid to Ambrose. A motion was made by Drescher authorizing this payment method. Motion was seconded by McGinnis and was unanimously approved.

There being no further business, meeting was adjourned.

George Mick, Secretary