

Indian Lake Owners Association

Regular Meeting February 24, 1996

- MINUTES -

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

Board Members Absent: Mona Drescher and Gene Shaddox.

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.

Following financial report, Treasurer Pat Coldsmith reported on the annual audit recently conducted by Coldsmith, Ed Hurley and Mike McGinnis. His report indicated that no discrepancies were found. Text of the committee's audit report is as follows:

"An audit was completed February 1, 1996, by examining all checks and available receipts that were issued during the year 1995. The examination did not reveal any discrepancies. However, the following questions or statements should be addressed for future examinations:

"1. We need receipts or written statements for all miscellaneous expenses.

"2. All checks should indicate the type of expense.

"3. We are inconsistent on withholding S/S and Income Tax.

Brenda Ambrose no deducts.

David Pena no deducts.

Paul McLain no deducts.

Melody Hooper no deducts.

John Scallara no deducts.

Hank Prokop some checks have deducts some don't.

Carl Schutz some checks have deducts some don't.

"4. If contract labor it should be indicated on the check.

"5. Is it necessary for us to pay unemployment tax?

"The audit committee
Edward Hurley
Pat Coldsmith
Mike McGinnis"

After hearing the audit report, Coldsmith made a motion that audit committee report be accepted by the Board. Motion was seconded by Hurley. Vote was unanimous in favor of the motion.

Sheffield reported on the recent Indian Lake Clean-Up stating that it was very successful and that Art Ambrose was to be highly commended for his efforts in staging this annual project.

Under old business, Sheffield stated he had checked into obtaining a safety deposit box for valuable Association papers. He said a box could be obtained at Lost Pines Bank for \$25.00 per year. A motion was made by McGinnis that the safety deposit box be rented as soon as possible, that two keys be obtained, and that the signatures of the Association secretary and current president be on the signature card. Motion was seconded by Coldsmith. Vote was unanimous in favor of the motion.

In the ongoing battle against loose or stray dogs, Sheffield noted that he had one dog picked up recently.

Committee reports were next order of business, with Joyce Reilly reporting for the absent Gene Shaddox. Reilly had little to report but said that the Miller blue truck had still not been moved. She inquired as to whether this truck could be towed.

Doug Watne reported on Swimming Pool, noting very little activity except for the repair of several plumbing leaks.

Lake Committee report was not available as Drescher was absent. Sheffield did comment on the recent dam cleanup noting that it was a very good job. He also said that the water entering into the spillway area near the Balfour property was an Aqua Water leak rather than a leak from the lake.

Hurley reported on Roads and Parks, stating that streets are still in need of repair, especially at the entrance area, with little else to report.

Sheffield stated that there had been three fires within the subdivision in the past two weeks, noting that one was a grass fire on Chickasaw that burned three lots. He said that the Smithville Volunteer Fire Department responded to that fire in twelve minutes and did an excellent job in extinguishing the fire. Sheffield said that a collection was underway for donations to the fire department and suggested that the Association might also consider a donation. A motion was made by Coldsmith that \$200.00 be contributed to the fire department. Motion was seconded by McGinnis. Vote was unanimous in favor of the motion.

Sheffield also stated that the cable company serving the Indian Lake Subdivision had been sold recently. The new cable company is Friendship Cable TV and could be reached at 800-888-7538.

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There was a brief discussion concerning the burned trailer on Peace Pipe. It seems that the trailer is still there and there is some question as to whether the property has been sold and if the dues are paid.

There being no further business, meeting was adjourned.

George Mick, Secretary

Indian Lake Owners Association

Regular Meeting April 27, 1996

- MINUTES -

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

Board Members Absent: Pat Coldsmith and Doug Watne.

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. Sheffield reported that he had collected \$300.00 on the Jimmy Rose property and that \$288.00 would be credited to delinquent dues and the remaining \$12.00 would be applied to release of lien fee.

Shaddox reported on Architectural Committee activities, stating that certified letters concerning deed restriction violations had been sent out to Miller, Nall and Mack. After another final letter was sent out to each, charges were filed against these owners. Extra trailer charges would be filed against Miller.

Shaddox stated he was prepared to file suit against owners of two more trailers in violation of restrictions, noting that letters had been sent out in June and December. After discussion, McGinnis made a motion that these suits be filed. Hurley seconded the motion. Vote was unanimous in favor of the motion.

Other items discussed included the ongoing dog problem and a report that the burned out trailer on Peace Pipe is being lived in while Attwell is repairing it.

Shaddox requested that a sign be obtained and placed at the entrance that stated that deed restrictions were enforced. After discussion, Shaddox made a motion that this sign be purchased. Motion was seconded by McGinnis and was unanimously approved.

Swimming Pool committee head Doug Watne had to work and was unable to attend meeting. He did send a report that pool would officially open Memorial Day and that pool attendant would be on duty.

Drescher reported on Lakes and Fish, stating that membership cards were being checked and some non-members had been told to leave. Drescher made a motion that three signs were needed to help enforce membership requirements. Shaddox seconded the motion. Vote was unanimous for approval.

Hurley reported on Roads and Parks, stating he had been in contact with Commissioner McKeown about street conditions at subdivision entrance. He also said that new signs are being made and that County will replace. He concluded by saying that more speed limit signs are needed.

Under old business, a donation to Lost Pines Industries was again discussed. Drescher made a motion that the association donate \$200.00 to this organization. Motion was seconded by Shaddox and was unanimously approved.

Upcoming election of Board of Directors was discussed along with need to appoint a nominating committee. After many changes on the board during the past two years, there existed some confusion as to length of terms for current members. After discussion, it was agreed to draw for term positions. Results of drawing were that Drescher and Shaddox would have terms expiring in 1996, Hurley and Watne with terms expiring in 1997, and McGinnis, Coldsmith and Sheffield would have terms expiring in 1998. At the June meeting, nominating committee will offer two names as candidates for the Board.

Under old business, it was noted that bulletin board at entrance was in need of repairs and that it needed hinges installed. Shaddox said he would contact Art about repairs.

Final business was to recognize thank you notes that had been received from Smithville Fire Department and Giddings Lion Club.

There being no further business, meeting was adjourned.

George Mick, Secretary

Indian Lake Owners Association

Regular Meeting June 29, 1996

- MINUTES -

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

Board Members Absent: Doug Watne.

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 one correction. Financial report was given and was approved as read.

Coldsmith reported he had been in contact with a collection agency regarding delinquent accounts. A discussion followed and it was determined that the board would prefer to not use a collection agency.

Shaddox reported on Architectural Committee activities, stating that several applications had been received for construction, both for new houses and improvements. Shaddox said that the 30-day warnings to deed restriction violators had passed and that suits would be filed soon.

Shaddox said he has turned his attention to vehicles not in compliance with restrictions - those not currently licensed and inspected or just junk - and that owners would be contacted to correct these violations. He also said that there was a property on Tejas that was very junky and that he would pursue getting it cleaned up. Shaddox concluded by stating that a letter was sent to the Nall's commending them for moving trailer and cleaning up premises.

Watne was absent and Pool Committee report was not available. Earlier, Watne had indicated that an additional light nearer the pool might be beneficial and that he would look into it. Pool was discussed briefly and it was noted that gate closer was not working properly.

Drescher reported on Lakes and Fish, stating that five new signs had been installed, advising that lake was private, etc. She said that dam had been cleaned recently. Cleaning began with a rented sickle mower and after it broke down she decided to purchase a new sickle mower. Work was completed with new machine.

In discussing repairs and clean-up, Coldsmith suggested that a letter be sent to Steve Ried thanking him for his services and use of equipment in the repainting of the pavilion. Board agreed and the decision would be relayed to Watne for his action.

Hurley reported for Roads and Parks, noting that he had again been in contact with Commissioner McKeown regarding street repairs at the front entrance. McKeown indicated that repairs would be completed "this summer" but that no date had been promised. Hurley also said they discussed need for additional reflectors on culverts. McKeown indicated that several signs were made up but that no one was available to install them. Mowing of right-of-way was also discussed but again McKeown stated he did not know just when mowing could be done. Hurley concluded that he would try to set another meeting with McKeown as soon as possible.

Under old business, nominating committee reported that Mona Drescher and Gene Shaddox, whose terms were expiring, had agreed to serve on the board again if elected. Committee accepted their offer and submitted their names as candidates. Secretary Mick was reminded that notices of annual meeting needed to be sent out to owners two weeks before the meeting.

Under new business, plans were finalized for the annual meeting. It was determined that there would be no picnic following the meeting. Attendance in the past was too low to justify trying to hold this picnic. It was also determined not to go to the expense of printing up copies of by-laws and deed restrictions to hand out at the meeting.

There being no further business, meeting was adjourned.

George Mick, Secretary

Indian Lake Owners Association

Regular Meeting - August 26, 1996 - 10:00 A.M.

Pool Pavillion
Indian Lake Subdivision

- AGENDA -

Call To Order - President Travis Sheffield

Roll Call for Quorum

Reading of Minutes - June 29, 1996, Meeting

Financial Report

Committee Reports:

Architectural - Gene Shaddox
Swimming Pool - Doug Watne
Lakes and Fish - Mona Drescher
Roads and Parks - Ed Hurley

Old Business

New Business

Possible Rescheduling of December Meeting Date

Next Regular Meeting - December 28, 1996 (Unless Changed)

Indian Lake Owners Association

Regular Meeting October 26, 1996

- MINUTES -

Board Members Present: Travis Sheffield, Mike McGinnis, Gene Shaddox, Pat Coldsmith

Board Members Absent: Doug Watne, Mona Drescher, Ed Hurley (Resigned)

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 on Architectural Committee activities, stating that he was considering a suit against the Cone property, noting that the property was very weedy and trashy and underpinning was down. Notices sent to this owner have had little or no response.

Shaddox said he had applications and work was underway on a new house just below the dam and a new doublewide had come in on Peace Pipe. Another new mobile home is due to come in January.

Pool and Lake committee reports were not available as Watne and Drescher were absent. Road committee report was not available as Hurley has resigned from the Board and is moving from the subdivision.

Under old business, Sheffield stated that the August meeting was not held due to lack of a quorum. He and Hurley were the only Board members present.

New business included discussion of a Board replacement for Hurley. Sheffield said he would seek out a replacement, hopefully in time for the December meeting.

Final item of business was possible rescheduling of December meeting. After discussion, it was decided to change December meeting date to December, 14, 1996, possibly at the Savings and Loan meeting room.

There being no other business, meeting was adjourned.

George Mick, Secretary

Indian Lake Owners Association

Regular Meeting December 14, 1996

- MINUTES -

Board Members Present: Travis Sheffield, Mona Drescher, Terrell Phelps

Board Members Absent: Doug Watne, Mike McGinnis, Pat Coldsmith, Gene Shaddox

Meeting was called to order by President Sheffield. Roll call was taken and it was determined that a quorum was not present. Meeting continued on an informal basis for discussion of several items. Minutes from previous meeting were read and financial report was given and were informally approved.

The annual cleanup was discussed and was tentatively scheduled for January 17, 18 & 19. Since LPI Industries has closed, Phelps volunteered to obtain bids from Action Disposal and BFI for disposal of clean-up items that couldn't be burned.

Secretary Mick reported that the bill had arrived for liability insurance in the amount of \$1,668.21. Members in attendance agreed that the insurance should continue and Mick was advised to go ahead and pay the bill.

Sheffield reported that a suit had been filed against the Millers for deed restriction violations and had been scheduled for a December 9 court date. Miller had since moved the trailer in question and the court date was rescheduled for December 23.

Other items mentioned:

That Sheriff's Deputy Marr was heading up the "Are You O.K.?" program and that those interested in this program should call 303-1080.

That the Rose property at 4107 Peace Pipe had been sold to Ron Harter.

That the Schunemann property on North Big Bow had been sold to David Schneider.

Sheffield reminded members that the next Board of Directors meeting would be held February 22 at the Savings and Loan Meeting Room.

There being no further discussion, the informal meeting adjourned.

George Mick, Secretary