

Indian Lake Owners Association

Regular Meeting February 22, 1997

Minutes

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

Board Members Absent: Mona Drescher, Terrell Phelps

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

Committee reports were next, with Shaddox reporting the following on Architectural Committee activities:

- An application had been received for a mobile home on the property on Deer Run owned by LaRon Branton.
- That he and Coldsmith had visited and videoed the Tucker, Cone and Goerlitz properties and had sent certified letters on deed restriction violations. Response to the letters has generally been good.
- That problem vehicle had been removed from Tucker property.
- That Miller had relocated old mobile home.
- A request to move in a mobile home had been denied because the mobile home was too old.

Doug Watne reported for Pool Committee, stating that a tree had fallen into the spillway area and would need to be removed. He also noted that the telephone in the pool house was not working and that he would call it in.

As Drescher was absent, no Lake Committee report was available.

Phelps was also absent so Roads and Parks Committee report was not available. Phelps did send word that he had been in contact with Commissioner McKeown urging that road repairs be made. Sheffield reported that the speed limit sign near the entrance was missing and needed to be replaced, stating that he would call the Commissioner.

Minutes - Regular Meeting 2/22/97 - Page 2

There was no old business discussed. Shaddox did say that there were a couple of vehicles that needed to be checked out.

Under new business, Sheffield stated that he felt By-Laws and restrictions were in need on some rework. After discussion, a motion was made by Coldsmith that an attorney be consulted to discuss the legalities of possible rework, with a \$250.00 limit set on consultation. Motion was seconded by McGinnis and was unanimously approved.

Final item was a report from Coldsmith that the annual audit was underway and he was working to finish it.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting April 26, 1997

Minutes

Board Members Present: Travis Sheffield, Mona Drescher, Gene Shaddox, Doug Watne, Pat Coldsmith, Terrell Phelps.

Board Members Absent: Mike McGinnis

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

Committee reports were next, with Shaddox reporting little activity on Architectural Committee matters. He did indicate that he had approved three requests for improvements, including one garage and two storage buildings.

Doug Watne reported for Pool Committee, stating that the fencing along the street in front of pool area was in bad need of repair or replacement. Matter was discussed and Watne indicated he would search for cable, posts and related parts to determine a cost. Watne also said that several signs were in need of repair and suggested a new sign informing people that membership cards were required. Benches around pool also require repair and Watne said he would make repairs, estimating cost of materials at around \$50.00.

Watne said that the pool is still leaking and needs attention. After a discussion of pros and cons, a motion was made by Drescher that a leak detecting company be contracted with to come and test the pool. Cost for testing was estimated at \$400.00 and a limit of \$500.00 was set. Motion was seconded by Coldsmith and was unanimously approved.

Watne said that he had pool attendants lined up for the summer season. Condition of the swings at the pavilion was discussed and a motion was made by Coldsmith that Watne go ahead with repairs to swings at a cost estimated at approximately \$200.00. Motion was seconded by Drescher and was unanimously approved.

Drescher reported on Lakes and Fish Committee, stating that lake was filling nicely following recent rains. She said that it was time for the dam cleanup with the sickle mower and she would work to see that this project could get underway.

Minutes - Regular Meeting 4/26/97 - Page 2

Drescher also stated that she would like to rebuild the small bridge to the island in the small pond below the dam and wanted to keep the pond area clean and mowed. She said she would look into these matters and report back.

Phelps reported on Roads and Parks, stating that he and Commissioner McKeown had met on April 24th and driven over the subdivision streets to look at problems. McKeown indicated that the repaving on several streets started last year would get underway in June. It was requested of McKeown that the rework of entrance area be held up until nearer the time for paving.

Phelps also said the County would be providing some signs that have been missing are have been damaged.

Under old business, Sheffield said that he had not yet met with an attorney but planned to do so very soon. Meeting with attorney to discuss legalities of enforcing deed restrictions.

New business included the discussing of board members with expiring terms at the end of this fiscal year. Those with expiring terms are Terrell Phelps, who had filled Ed Hurley's unexpired term, and Doug Watne, whose term was completing. Sheffield also indicated a need for additional persons to work on Architectural Committee with Shaddox.

Final report was from Coldsmith, stating the annual audit of ILOA finances was underway and that he would have his report soon.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting June 28, 1997

Minutes

Board Members Present: Travis Sheffield, Mona Drescher, Gene Shaddox, Doug Watne, Mike McGinnis, Terrell Phelps.

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 were read by Secretary Mick and were approved with one change. Financial report was given by Mick and approved as read.

Committee reports were next, with Shaddox reporting that things were somewhat slow. He said he was researching vehicles that were possibly abandoned in right-of-way. He also said that there was construction underway by owners that had not obtained permits. He planned to go see these owners and correct the situation.

Doug Watne reported for Pool Committee, stating that he had received four new signs for the pool area, including a sign warning against running, smoking, and glass in the pool area; a sign with the on-duty attendant's name; another advising that membership cards are required for pool admittance; and the last explaining the cost of pool operation. Watne said that he plans to get some new parts for swings and make minor repairs himself. He also brought up for discussion the fence along the street in front of pool area that was in bad need of repair or replacement, suggesting that pipes with cable between them would be a good method of replacement. No action was taken. Watne said that minor repairs were needed on pool benches and that he planned to start on that immediately. He added that the pool house phone had been repaired.

Drescher reported on Lakes and Fish Committee, stating that lake was now full and looked good. She also said that the dam and spillway needed to be cleaned again and that she planned to schedule that work soon. Drescher also said she would look into cementing a small leak at the base of the dam. She concluded by stating that no progress had been made on mowing and building of bridge on small lake.

Minutes - Regular Meeting 6/28/97 - Page 2

Phelps reported on Roads and Parks, stating that the County had put down the base material on several streets and that paving should follow soon, noting however, that the county was running behind on its paving schedule. It was suggested that a guard rail would be a good addition along the small lake area. He reported that the County had recently cleaned several ditches and that some culvert pipes were in need of replacement. Phelps said he had received some signs from the county and he had installed them.

Under old business, a report from American Leak Detection concerning water leaks in the pool was read. American Leak had determined the area leaking and made recommendation and price estimates for repairs. This matter was tabled until the fall so as not to interrupt the swimming season if repairs are made. Also under old business, Sheffield stated that he was still looking for someone to serve on the Architectural Committee with Shaddox.

Under new business, comments from visitors Glenn and Nancy Fisher were heard. Glenn inquired about culvert pipes along North Big Bow following the recent ditch cleaning by the County. He said he would call Commissioner McKeown to learn more. Nancy suggested possible fund-raising activities might be a way the raise money for subdivision improvements.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting - August 30, 1997 - 10:00 A.M.

Pool Pavilion
Indian Lake Subdivision

- AGENDA -

Call to Order - President Travis Sheffield

Roll Call for Quorum

Reading of Previous Meeting Minutes

Financial Report

Committee Reports

Architectural - Gene Shaddox
Swimming Pool - Doug Watne
Lakes and Fish - Mona Drescher
Roads and Parks - Terrell Phelps

Old Business

New Business

Next Regular Meeting - October 25, 1997

Indian Lake Owners Association

Regular Meeting October 25, 1997

Minutes

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

Board Members Absent: Doug Watne and Terrell Phelps.

Meeting was called to order by President Sheffield. Roll call was taken and it was determined that a quorum was present. Minutes from June 28 meeting were read by Secretary Mick and were approved as read. (Meeting of August 30 was canceled due to lack of quorum.) Financial report was given by Mick and approved as read.

Committee reports were next, with Shaddox reporting that several letters had been mailed to property owners in violation of deed restrictions. Deckman had been notified to correct trash bin problem and to remove old truck; Teeler was advised to correct dog problem; Thompson to clean up brush in ditch and repair underpinning; Morizot to correct brush in ditch; Reader to correct dog problem and remove trash in yard; and Tucker to clean up junk in yard.

Shaddox also reported that several mobile homes had been moved in, one without a permit. He plans to be in contact with this owner and correct this problem. After some discussion, it was decided that the worst violators would be filed upon if they did not correct violations within a prescribed period after being sent registered letters.

Pool report was not available as Watne was absent. Board members did note that several new signs had been put up and that the new security light had been installed by Bluebonnet Electric.

Lakes and Fish report was given by Drescher, whose first comment was that the lake was now full following recent heavy rains. Drescher said she felt that a fish survey of the lake should be taken to determine current fish population. Possible restocking of certain species might be called for and a possible addition more grass carp might be needed to help control weed growth. This survey is the only way to determine how many carp may have been lost to lake overflow.

Drescher also reported that Doug Teeler had stated that he would mow pool area only in the future- this following a conflict concerning care of equipment.

Minutes - Regular Meeting 10/25/97 - Page 2

Roads and Parks report was not available as Phelps was absent. Board members discussed the recent repaving of several streets by the County after a year-long wait. Members also noted that the entrance area had not been repaired nor repaved as promised by Commissioner McKeown.

Under old business, Sheffield reported that the release of lien form he had been using had been questioned by an Austin attorney as not being complete. Sheffield then went for consultation with attorney Karl Maley to discuss release of lien form, resulting in a slightly redesigned form. This form will be used in the future for release of lien.

Also under old business, it was determined to issue a resolution to Lost Pines Bank making Mona Drescher an authorized co-signer of ILOA checks.

Only item of new business was the possible change of December meeting date. After discussion, it was decided to hold the next meeting on December 6, 1997, at the Community Bank meeting room.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting December 6, 1997

Minutes

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

Board Members Absent: Terrell Phelps 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 October meeting were read by Secretary Mick and were approved as read. Financial report was given and approved as read. Workers compensation insurance was discussed and it was determined that all persons who provide paid services for the association would be listed on audits no matter how small the payment.

Secretary Mick reported he had received a letter from Gene Shaddox on December 3, 1997, announcing his immediate resignation from the ILOA Board of Directors. Sheffield stated that he had also received a copy of this letter.

Committee reports were next but Architectural Committee report was not available since Committee chairman Shaddox had resigned from the board.

Watne reported for Pool Committee, stating that pool was closed for the winter and there was very little to report other than a few plumbing leaks in the restrooms had been repaired. Drescher also had little to report concerning Lakes and Fish Committee.

Phelps reported for Roads and Parks Committee, noting that the County had completed the street repairs and partial re-pavings that had been underway for so long. He stated that no one was really happy with the repairs, most agreeing that not enough was done. Phelps said that repairs at entrance amounted only to spot patching, far from the rework and repaving that had been promised.

Under old business, the storage of mowing equipment was discussed. The rental arrangement with Art Ambrose was coming to an end and an alternative was needed. Drescher indicated that she was willing to continue storage of the sickle mower at her house. One alternative considered was the possibility of moving the storage building from the swimming pool to one of the other lots owned by ILOA. After discussion, Board agreed that the small building at the pool was inadequate for mower storage.

Minutes - Regular Meeting 12/06/97 - Page 2

Board then discussed possibility of acquiring a new building and locating it in a better place than at the pool. After discussing pros and cons, a motion was made by Drescher that a new 8' x 16' building with ramp be purchased for approximately \$2,000.00 and be located on ILOA lot on Tejas near the concrete bridge, and would include a chain link fence around the building. Motion was seconded by McGinnis. Vote was unanimous in favor of the motion.

A second motion was made by Coldsmith that a security light be added near the mower storage building, to be installed and maintained by Bluebonnet Electric. Motion was seconded by McGinnis. Vote was unanimous in favor of the motion.

Sheffield reported that he had met with attorney to discuss the preparation of a release of lien form that would be more acceptable than what he was currently using. An amended form was prepared and is now in use. Attorney's fee for this service was \$150.00.

Sheffield also discussed possible replacement of Shaddox on the board and to serve as Chairman of Architectural Committee, seeking input from board members as to possible candidates.

Final item of business was discussion of the annual January Clean-Up. Sheffield said he had been in contact with Art Ambrose and he was agreeable to heading up this effort but that he needed to coordinate with Skip Wobus to arrange haul-off of collected items. A date would be announced as soon as arrangements were made.

There being no further business, meeting was adjourned.

George C. Mick, Secretary