

Indian Lake Owners Association

Regular Meeting February 28, 1998

Minutes

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

Board Members Absent: Terrell Phelps and 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 December meeting were read by Secretary Mick and were approved as read. Financial report was given and approved as read.

Prior to committee reports, Sheffield introduced Bev Saunders of Saunders Insurance Agency who was in attendance to explain various insurance coverages and to answer questions. Ms. Saunders first explained the potential exposure to persons who might have an accident in their personal vehicle while conducting ILOA business. She indicated that insurance coverage for this possibility was available for approximately \$80.00 per year. This type coverage would be secondary to the persons own insurance.

After discussion, a motion was made by McGinnis to obtain this new insurance coverage. Motion was seconded by Drescher and was unanimously approved.

Possibility of obtaining insurance coverage for the proposed new mower building and equipment was also discussed. Ms. Saunders indicated that insurance for the building and a floater policy on all equipment was available for approximately 87 cents per hundred dollars of valuation or a policy minimum. A motion was made by McGinnis that this coverage also be obtained. Motion was seconded by Drescher and was unanimously approved.

Committee reports were next, beginning with Pool report by Watne, who stated that the pool remained closed for the winter. He also indicated that the pool was still leaking.

Next up was Lakes and Fish report by Drescher. She reported that Johnson Lake Management had recently completed their survey of the lake, including water analysis and fish count. Johnson's report mentioned that grass carp generally seemed to be controlling excessive vegetation but there were a few shallow areas that could use more control. They indicated that some of the carp may have been lost during times when lake overflows. Johnson suggested some restocking but advised waiting until after spring rains before any restocking would be done.

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Next up was discussion of possibly obtaining a portable building to house ILOA mowers and other equipment and tools. Board members agreed that a centrally located building for all equipment would be better than having equipment scattered and would be more secure. Following discussion, a motion was made by McGinnis that an 8' x 16' portable building be obtained for approximately \$1,600.00 and that chain link fencing be installed around the building for approximately \$850.00 as well as an additional security light near the building. Motion was seconded by Watne and was unanimously approved. Board members decided to have the building placed on an ILOA lot on Tejas Street near the concrete bridge.

Sheffield reported that he has had no luck as yet in obtaining a replacement for recently resigned Board member Gene Shaddox.

Under new business, Sheffield stated he had been contacted by Southwestern Bell seeking easements for fiber optic lines and the possibility of obtaining a site for a control cabinet near the entrance. Phone company indicated a one-time payment would be paid for the easement. Board expressed interest and Sheffield indicated he would negotiate with phone company on this easement.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting April 25, 1998

Minutes

Board Members Present: Travis Sheffield, Doug Watne, Mike McGinnis, Pat Coldsmith, Terrell Phelps

Board Members Absent: Mona Drescher

Meeting was called to order by President Sheffield. Roll call was taken and it was determined that a quorum was present. Minutes from February meeting were read by Secretary Mick and were approved with one correction. Financial report was given and approved with one correction. Treasurer Coldsmith stated that he had completed his annual audit of ILOA finances and all looked O.K.

Watne reported on pool committee, first stating that there had been vandalism at the pool on April 23 or 24, with walls kicked in, shower head torn off, tables marked up, and several boards ripped off in bathhouse area. He estimated damage at around \$500.00. The vandalism has been reported to the sheriff's department and will be handled under case No. 98-3053 as Criminal Mischief. There was little else to report other than that the pool would soon reopen and he had pool attendant lined up.

Lake report was not available as Drescher was absent. Board noted that portable building for mower and equipment storage had been delivered April 22 but that equipment would not be put in building until security light and fence were installed.

Phelps reported for Roads and Parks, stating that he had had no contact with Commissioner McKeown since the election. Drescher commented that she had spoken with McKeown earlier and that he had told her the street repair at the entrance would be done this summer no matter what the outcome of the election. Phelps said there had been numerous complaints about the recent trenching by the telephone company for new cables. They have done a poor job of covering trenches and leaving rocks and rubble behind. The phone company has been contacted and will be in touch with the contractor who did the job to come out and smooth up the trenches. Phelps noted there were several missing street signs and that he would inform the Commissioner.

Under old business, Sheffield said that he had been in contact with the telephone company again relating to their leasing a space on an ILOA^{Lot} near the entrance for installation of phone equipment. Sheffield stated he had negotiated a one-time lease payment of \$2,000.00 for the use of the property.

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New business included the formation of a nominating committee to select candidates for the Board of Directors at the upcoming annual meeting. Outgoing board members include Sheffield, Coldsmith and McGinnis, as well as a replacement for Gene Shaddox, who had resigned from board earlier in the year. Coldsmith agreed to head nominating committee and will be assisted by Phelps and McGinnis. Sheffield again stated that he needed input or suggestions for someone to fill term of Shaddox and serve on Architectural Committee.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting June 27, 1998

Minutes

Board Members Present: Travis Sheffield, Doug Watne, Mike McGinnis, Pat Coldsmith, Terrell Phelps 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 April meeting were read by Secretary Mick and were approved with one correction and the striking of one sentence. Financial report was given and approved with no comments.

Lacking an Architectural Committee Chairman, Board members offered general comments on Architectural committee activities. Sheffield stated that the Noack mobile home had been sold to Gerald Haynes and that Mike Bailey had moved in a new double-wide mobile home on North Big Bow. Sheffield also said that a possible sale of Frank Jones' lots appeared to have fallen through and that Steve Reid's place had been sold.

Watne reported on pool committee activities, stating that recent vandalism had been repaired along with repair of a leaky valve. Watne brought up for discussion the usage of pool facilities by non-members and delinquent members. Several suggestions were offered for controlling access to the pool, including a possible card/key entry system. Board members agreed that something needed to be done but could not come up with a feasible solution. Watne concluded by noting that the lights on the pavilion were not working and that Betty Van Sickle had reported a possible pump problem or a blocked line on pool circulation system and that he would look into these problems.

Fish and Lakes Committee was next with Drescher reporting that lack of rain was rapidly dropping the lake level. Drescher said that no restocking of fish had been done yet and had no immediate plans for restocking, suggesting that it might wait until 1999 before adding fish or additional grass carp. She also said the trash barrel at the boat ramp would be removed because it had been misused and was creating a messy area.

Drescher stated that mowing had been done to all areas except the dam and spillway. Drescher brought up the subject of upcoming fireworks usage during the July 4th holidays and the fire hazard from extremely dry conditions. After discussion, Board members agreed that a ban on fireworks was a good idea and planned to post signs to that effect at the entrance.

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Drescher concluded her report by stating that the mower building and fence were complete but that the security light was not installed. Bluebonnet Electric had raised their pole fee from \$75.00 to \$328.98 and this increased fee would need to be paid before light would be installed. Coldsmith made a motion that the additional fee be paid so that light could be installed. Motion was seconded by Watne and was unanimously approved.

Phelps reported on Roads and Parks, saying that he had had no contact with Commissioner McKeown, and that Certified Letters he had mailed to McKeown were obviously refused because the green cards were not returned. Concluding Phelps report was a discussion of proposed address changes to comply with the 911 systems. Board agreed to take a wait and see attitude.

Under old business, Sheffield said he had received a letter and survey from Southwestern Bell regarding the possible long term lease of ILOA lot near the entrance. He indicated that the Indian Lake name was not correct and would need to be corrected before signing. He also stated that all mowing equipment had been removed from Ambrose's building and that the rental arrangement needed to be terminated by sending Ambrose a check for \$60.00 as rent for first half of 1998.

Sheffield said all serial numbers, descriptions, and values of equipment owned by ILOA be obtained and given to the insurance company should theft or vandalism occur.

Nominating Committee reported that McGinnis and Sheffield had agreed to serve another term but that candidates were still needed to fill positions vacated by Coldsmith and Shaddox. It was suggested that Mike Wittrock could be a candidate since he had moved back to Indian Lake.

Sheffield brought up for discussion the small trailer used for transporting mowing equipment, noting that it was not licensed for highway use. He suggested that the present trailer be licensed or that another trailer be obtained that could be licensed. After discussion, it was decided that Sheffield would look further into the matter.

Final item discussed concerned the issuing of stickers to owners for their vehicles that would identify them as Indian Lake residents. It was determined that the stickers were too expensive.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting August 29, 1998

Minutes

Board Members Present: Travis Sheffield, Doug Watne , Tom Duggan, Greg Branton,
and Mona Drescher

Board Members Absent: Terrell Phelps and 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 April meeting were read by Secretary Mick and were approved as read. Financial report was given and approved with no comments.

Next on the agenda were committee reports, starting with Architectural Committee. Branton had nothing to report since he had just been elected to the board and had just begun his term as architectural committee chairman.

Watne reported on Pool committee, with the needed pool repairs being discussed that would correct crack in beam of pool and stop leakage. It was determined that additional bids were needed before a final decision was made.

Drescher reported on Lakes and Fish, stating she had called Johnson Lake Management to discuss adding more grass carp to the lake. She said that vegetation in lake was getting bad and had determined that adding 100 more carp was in order and that application for permit had been submitted to the state and fish would be brought in as soon as permit was approved. Drescher noted that fishing was still okay but that there was little activity - just too hot to fish. She said that lake was still dropping as there had not been enough rain to create run-off needed to fill lake.

Drescher said that the spillway had been mowed and that mowing of dam was to begin right away. She said pole and security light had been installed at mower building and that there was need for some fill dirt in certain areas and that she would contact the County.

Since Phelps was absent, there was no Road and Parks report. A general discussion brought up the fact that wording on signs at boat ramp was peeling and needed reworking. The removal of the trash barrel at the boat ramp was also discussed and it was determined that a cutting torch would be needed before barrel could be removed. It was also noted that Phelps had met with Commissioner Mckeown but there was no report on this meeting.

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Under old business, Sheffield reported that he had done some research into another mower trailer and had found a 4' x 8' tilt trailer for \$585.00 plus tax. This trailer could be licensed for highway use. Sheffield also reported that the easement arrangement with Southwestern Bell had been completed and that the \$2,000.00 had been received. After discussion, it was decided that the \$2,000.00 should be placed into a certificate of deposit.

The recent dog incident was discussed. It appears that an Indian Lake property owner removed a loose dog from that pool area and took it away in a car. Dog was found a short time later beside the gravel road at rear of subdivision with his feet bound by shoelaces and his muzzle wrapped with duct tape. Sheriff's office was called and a deputy came and questioned property owner. Evidence was found in property owner's car that clearly implicated the property owner. Sheriff turned the matter over to animal control and to the Justice of the Peace. No action had been taken as yet.

The problem of loose dogs in the subdivision was also discussed and it was noted that more participation from the county is becoming available. More help will be available when County can obtain a facility to work these stray dogs.

Sheffield reminded that serial numbers from ILOA equipment had not been obtained as yet - Watne said that he will secure these numbers.

Under new business, Sheffield suggested that a better method on enforcing card use for pool entrance was sorely needed. He said a sign at pool informing people that cards would be required for entrance into the pool might be a good idea. He also said that ILOA might obtain some type of laminator for frequently used cards so they wouldn't get wet or otherwise deteriorate. No action was taken on these items.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting October 31, 1998

Minutes

Board Members Present: Travis Sheffield, Doug Watne, Tom Duggan, Terrell Phelps, Mike McGinnis, and Mona Drescher

Board Members Absent: Greg Branton

Meeting was called to order by President Sheffield. Roll call was taken and it was determined that a quorum was present. Minutes from August meeting were read by Secretary Mick and were approved as read. Financial report was given and approved with no comments.

Since Branton was absent, no Architectural Committee report was available. Sheffield said that the owners of property at Buffalo Run and Peace Pipe had been contacted about deed restriction violations and that some cleanup had been done, including removal of a couple of junk cars. He said he planned to contact owners of several other properties to urge clean-up and compliance with restrictions.

Watne reported on Swimming Pool committee, stating that pool was looking good and the only problem was grass growing through cracks in concrete. He said he would obtain weedkiller and apply to the grass. Watne also said that a sign informing owners that membership cards would be required for pool admittance was planned.

Reporting for the Lakes and Fish Committee, Drescher stated that she had received a letter from the State denying the permit for additional grass carp until such time as the spillway was blocked to prevent the carp from escaping when water goes over spillway. She said a representative from Parks and Wildlife came out and suggested a re-bar barrier/fence for the spillway. The re-bar barrier could possibly collect brush and other debris during heavy run-off and cause lake level to come up and threaten low-lying property. Drescher said that owners would have to be notified to keep brush and limbs cleaned up so that it would not float down and block barrier.

Drescher also stated that she had received a letter from Texas Natural Resource and Conservation Commission inquiring about condition of the dam, especially since the recent rains.

Phelps had very little to report on Roads and Parks Committee. He said that Commissioner McKeown had said he would rework the entrance in September but that this work had obviously not been done. He also said he had contacted McKeown about the bad hole at the edge of Tejas at the entrance and was told that that repair would be made when other work was done. He said that a new tinhorn would have to be installed.

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Under old business, Sheffield reported that he had researched the cost of a laminator to laminate membership cards for owners who lived in the subdivision and/or frequented the pool so that their cards wouldn't deteriorate. He said a laminator could be purchased for approximately \$110.00 and that laminating pouches were about 6.25 cents each. No action was taken.

Sheffield also said he needed list of ILOA-owned equipment, along with acquisition cost and serial numbers, for insurance purposes. Mick said he would try to locate the purchase dates and original cost.

Under new business, Sheffield said there was need for subdivision maps that could be provided to owners and that Austin Blueprint had indicated they could produce these maps. After discussion, a motion was made by Duggan that \$100.00 allotted to have these maps made. Motion was seconded by McGinnis and was unanimously approved.

Sheffield stated that he had studied the recent newspaper article concerning inadequate or unsafe dams and suggested that ILOA needs a plan of action, in writing, in case of an emergency such as a dam break. He said a topographic map of Bastrop and Fayette Counties was needed to determine area of flooding should such a disaster occur. He indicated this matter would be discussed again at the December meeting.

Last order of business was to reschedule the December meeting from December 26 to December 5.

Sheffield also requested that he be notified of any places that needed clean-up and where old cars were parked so that proper action could be taken.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting December 5, 1998

Minutes

Board Members Present: Travis Sheffield, Tom Duggan, Terrell Phelps, and Mona Drescher

Board Members Absent: Greg Branton, Doug Watne, and 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 October 31, 1998, meeting were read by Secretary Mick and were approved as read. Financial report was given and approved with no comments.

Since Branton was absent, no Architectural Committee report was available. Sheffield said that a new board member was needed to replace Branton and to head up the Architectural Committee. He also said that the architectural committee could use a co-chairman.

Watne was also absent and a pool report was not available. Sheffield stated that he knew of nothing special concerning the pool.

Drescher reported on Lakes and Fish, saying that she would send a letter to Parks and Wildlife Department requesting that carp permit money be returned. (Parks and Wildlife Department had refused to issue a carp permit unless a spillway barrier was erected first). Drescher then discussed a spillway barrier, which was pro and con concerning possible build-up of brush and other debris in the event of heavy run-off. No action was taken concerning a spillway barrier.

Drescher also discussed a possibility of building a floating, movable screen that could be moved around the lake and placed in certain areas to shield moss from sunlight. Board members agreed that the screen might be a good idea and that more investigation was warranted.

Phelps reported on Roads and Parks Committee, relating his continuing difficulties in dealing with Commissioner McKeown concerning road repairs and the resulting "no work". He called attention to the washed out culvert pipe at the entrance and said he planned to contact Smithville Independent School District to discuss this potential hazard and to possibly enlist their help in requesting that the commissioner make needed repairs. Sheffield informed Phelps that he had a Buffalo Run street sign that had been found by some kids and turned in to him.

Under old business, Sheffield said he had obtained ten subdivision plot maps as a trial run. Maps cost a total of \$21.11 and will be made available for sale to those interested for \$3.00 each.

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Under new business, subject of graffiti on pavement and a sign at the boat ramp was discussed, with some concern that it could be gang activity. The graffiti on the pavement needs to be painted over and the sign can be scrubbed. Phelps said he has discussed the matter with the Sheriff's Department and was informed that the County has graffiti laws concerning this type of activity.

Phelps also said that he was planning on purchasing lots 209 & 210 in Section II shortly after the first of the year and planned to begin a payment program to pay off the old back dues. He said he was also negotiating for the purchase of lot 208.

Also under new business, Sheffield again stated that an Architectural Committee Chairman was badly needed and asked board members for their input in helping solve this problem. After discussion, Phelps agreed to take over the architectural committee chairmanship. This action, however, left open the Roads and Parks position and a replacement for Phelps would be needed. A suggestion was made that Ed Hurley be contacted to see if he might be interested in rejoining the board and resuming the Road and Parks chairmanship, a position he held previously while serving on the Board.

There being no further business, meeting was adjourned.

George C. Mick, Secretary