

Indian Lake Owners Association

Regular Meeting February 27, 1999

Minutes

Board Members Present: Travis Sheffield, Tom Duggan, Mike McGinnis, Mona Drescher,
And Doug Watne

Board Members Absent: 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 December, 1998, meeting were read by Secretary Mick and were approved as read. Financial report was given and approved with no comments.

Prior to committee reports, Sheffield said that he had been in contact with board member and architectural committee chairman Greg Branton, who indicated he did not want to remain on the board and submitted his resignation, effective immediately.

In architectural committee business, Sheffield reported that he had sent a letter to Homer Hempel on deed restriction violations, primarily concerning old vehicles. Sheffield also said he had issued a permit to Gene Garcia to install a new mobile home on his property; that the "Rose" trailer on Peace Pipe was finally being cleaned up; that he had received complaints concerning the condition of Morizot and Tucker properties on Big Bow; and that it was reported someone was living in a travel trailer on Lot 24/25, Section II. Sheffield said he would look into these matters and try to correct as needed.

Watne reported on Swimming Pool Committee, noting that not much was happening. He said that someone had changed the lock on pool house door and had tried to cut through other locks - without success. Watne said he would obtain new lock and distribute keys to those that needed them.

Watne said he was preparing for the upcoming swimming season and would probably use teenagers as pool monitors again. He said he was going to have a sign made informing pool users that membership cards would be required for admittance. The possibility of obtaining a laminator for pool cards was discussed and it was decided to go ahead and get one. Laminator would be used to protect cards of frequent pool visitors from water damage. Watne concluded his report saying that a door had been damaged in pool house but that he had already made repairs.

Drescher reported on Lakes and Fish Committee, stating that she had been in contact with Parks and Wildlife Department and was told that they would supply names and places that have had spillway barriers installed and that they would also send a model of a spillway barrier. This is in response to a P&W denial for additional grass carp permits until spillway barrier is installed.

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Watne stated that he had seen what appeared to be sewage entering west end of lake. Drescher said she would contact County and request that they come and check it out.

Under old business, annual cleanup was discussed and a need for someone to head the cleanup. Drescher said she had talked to Skip Wobus and was trying to organize the cleanup for March.

In new business, Sheffield stated that the subdivision entrance area was getting "ugly" and was in need of some work to improve appearance. He said the wood fence had broken wires and was starting to fall down. Sheffield said he would explore some type of replacement for this fence.

Final item of business was discussion of pool repairs. Watne said he would try to obtain estimates for repair of tile and cracks in wall on east end of pool. These cracks have been leaking considerable water for many months.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting April 24, 1999

Minutes

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

Board Members Absent: Terrell Phelps, Mike McGinnis, and Mike Wittrock.

Guests at meeting included Brad Williams, Art Ambrose, Ernie Barnes, A.J. Fierro, and Mrs. Fierro.

Meeting was called to order by President Sheffield. Roll call was taken and it was determined that a quorum was present. Sheffield went directly to New Business so that A. J. Fierro could present his plan for board consideration. Fierro is working toward becoming an Eagle Scout and as part of his community service project, he has decided to help homeowners convert to new street numbers for improved 911 service. This service would be carried out in the summer months. Duggan made a motion that Fierro be allowed to carry out his project within the subdivision. Motion was seconded by Drescher and was unanimously approved.

Minutes from February 27, 1999, meeting were read and were approved as read. Financial report was given and approved with one comment by Sheffield regarding Community Bank CD balance.

Under architectural committee business, Sheffield reported that three properties were released from liens after paying approximately \$1,300 in back dues. One lot was offered to a neighboring lot owner. Sheffield said he had mailed a thank-you note to a property-owner for setting up a payment plan to pay-off old dues.

Sheffield said he sent a letter to an owner on North Big Bow where some one was living in a travel trailer. The trailer has since been moved. Another letter was sent to Mr. and Mrs. Hempil concerning restriction violations. Six property owners were visited, informing them of the upcoming clean-up day and that people would be available to pick up trash.

For the swimming pool committee, Watne stated that the pool has opened for the summer. He said he plans to get a sign advising swimmers to report to pool attendant. Watne said that some shower heads had been damaged and would be replaced. He also said that Betty Van Sickle had reported a one-foot drop in pool level overnight. No reason was found as to why. Watne said that pool attendants had been hired and also that a laminating machine was available for membership card laminating.

Drescher reported on Lakes and Fish activities, stating that a new sign had been installed at boat ramp area. Cost for sign was \$216.50. The old sign had peeling letters and the new sign has painted letters and should last longer. She also said that Parks and Wildlife Department has not contacted her with

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the names of other lakes where spillway barriers had been installed so that they could be studied. She also said she would ask that the \$200.00 grass carp permit fee be returned until more research was done.

Parks and Roads Committee report was not available. Mike Wittrock has recently agreed to fill an open slot on the Board and will head up the Parks and Roads committee.

Under old business, Brad Williams, owner of property below the boat ramp, presented his position to the board on the moving of a 14 year old single wide onto his property. A double-wide had been purchased by his mother-in-law on the corner of N. Big Bow and Buffalo Run. He wanted to move her old single wide onto his property until his retirement in two years and then live in it for two years while he builds their home.

The board had a phone vote last month concerning this matter with only one yes vote. Williams apologized to the board for not obtaining proper permit for the double wide and said he would do so. Sheffield pointed out that the porch is in violation. Williams said the porch is only temporary so his mother-in-law can get in and out.

Williams pointed out that the single wide in question was in good shape. He said he planned to add porches and decks and that he would sign a letter stating that the trailer would be moved in four years. He had pictures of five-year old single-wides that did not look as good as his 14 year old. He also pointed out that Mr. Jett moved a 10-year-old trailer into the subdivision and that it still looked nice. Williams pointed out other properties on N. Big Bow where renovations were taking well over a year to complete.

Drescher made a motion that Williams proposal be accepted as he had lived in the subdivision for twenty years and would continue to be an asset to the community. Her motion died for lack of a second.

Under old business, results of annual cleanup were discussed and all agreed that much more was collected than in previous clean-ups. Following the clean-up, a complaint was filed with Sheffield by Mrs. Weldon on South Big Bow. She stated that a large plywood box containing ski and basketball equipment and fishing tackle was removed from the porch and that a deep fryer stove that was in the brush line was removed.

Mrs. Weldon said she had been asked by Art Ambrose to purchase the stove for the Knights of Columbus but she had declined to sell. Ambrose stated there was only trash on the porch and the property could have been stolen. He said it was fifteen months ago when he had asked about buying the stove and had been told that the K of C could use it but she didn't want to sell. Ambrose said Ernie Barnes had said to pick up trash from the property. Barnes said three families have lived there and have trashed the place. He stated that a garage sale had been held in December and trash was left for three months and he went over there and cleaned it up. Barnes, Ambrose and Pat Coldsmith cleaned the lots.

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Sheffield stated that ILOA is responsible for the items and that the owners are making a list to be replaced and that no one should go on their property without permission. Barnes said they were wrong to do it but he said he was tired of looking at the trash.

Drescher questioned where the stuff went to after it was brought to the collection area. No one there saw anything but the basketball goal, stove, paint cans, and trash in sacks. The stove was taken back and placed on the owners property.

Sheffield then questioned about the front fence being removed without permission. Barnes apologized and said he would take responsibility but the people should have cleaned up. The board urged him to call and the proper procedure would be followed when the owner violates restrictions, reminding that one person's junk is another person's treasure.

A nominating committee consisting of Mona Drescher and Tom Duggan was appointed to present candidates for Board of Directors election at the upcoming annual meeting. Directors terms ending will be Mike Wittrock and Mona Drescher.

Duggan made a motion that Skip Wobus be paid \$200.00 for his efforts during the clean-up plus any disposal fees. Motion was seconded by Watne and was unanimously approved.

Sheffield stated that two CD's were coming up for renewal in August and he wanted to move them to Lost Pines Bank, stating that Community Bank does not hold certificates for safekeeping. Drescher made a motion that CD's be moved to Lost Pines when renewed. Motion was seconded by Watne and was unanimously approved. New signature cards would be obtained and signed by current board members.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting June 26, 1999

Minutes

Board Members Present: Travis Sheffield, Tom Duggan, Mona Drescher, Doug Watne,
And Mike McGinnis.

Board Members Absent: Mike Wittrock.

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 and approved with minor changes. Financial report was given and was approved as read.

Terry Hayes was a visitor at this meeting and stated he had purchased lots 206 and 207, Section III, at a foreclosure sale. After purchase, he learned that back dues of \$612 were owed on the property. He said he was willing to pay the back dues but that legalities of the sale prevented him from having clear title on the land for two years and he was concerned he would lose his dues payment if the previous owner reclaimed the land.

Hayes said he would pay current dues as required and would pay the balance when he gained clear title, and that he be granted use of facilities. Duggan made a motion to accept Hayes' offer. Motion was seconded by McGinnis and was unanimously approved.

Architectural report was not available as the chairman position was still open. Sheffield has been handling architectural duties and reported that as a result of letters sent out one vehicle had been moved out and that he had sent out another letter concerning unlicensed vehicle.

Watne reported for pool committee, stating that some minor damage at the pool had been repaired. He also said one pool attendant had quit and he was seeking a replacement. He reported that electrical outlets on pavilion had been replaced with GFI equipped outlets, and that benches by pool had been wired down so they wouldn't be thrown in pool.

Watne stated that the old rail fence along street was badly deteriorated and needed replacement. A discussion followed and the consensus was that a welded pipe fence or barrier would be a good choice to replace the wood fence. It was also suggested that the same type pipe fence might be used at the entrance to replace the wood pickets used there and be used in front of pavilion to replace railroad ties. Watne said he would research availability and estimated costs of such a fence.

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Parks and Road committee report was not available since Wittrock was absent. Sheffield did report that the County had made a few very minor repairs to streets, mostly just tossing asphalt patch into a few potholes.

Nominating committee for annual meeting board member election reported and indicated that they had nothing to offer as yet.

There was no discussion of either old or new business.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting August 28, 1999

Minutes

Board Members Present: Travis Sheffield, Tom Duggan, Mona Drescher, Doug Watne,
And Terry Hays.

Board Members Absent: Mike Wittrock, 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 June meeting were read and approved. Financial report was given and was approved as read.

Architectural committee report was given by Sheffield as newly-appointed board member Terry Hays was too new on the job to give a report. Sheffield said that permits had been issued for a new mobile home to Brad Williams and a new home for the Mereno's on Lots 451/53 in Section II. Sheffield also said that a travel trailer in violation of deed restrictions had been moved after owner was notified.

Sheffield reported there was a wrecked car in McGinnis' yard that needed to be moved and unregistered cars at Maldonado's and on Tejas, and said he would see that letters were sent out to owners. He also said that there was a trailer on Tom-Tom with bad siding and underpinning that needed to be corrected.

Drescher noted that the Tucker place on North Big Bow was in bad need of cleaning up and suggested that a certified be sent to the owner.

Doug Watne reported for swimming pool committee, stating that he had been unsuccessful in trying to contact Mr. Egan who had volunteered to do electrical repairs at pool pavilion but that he would keep trying. Watne said there had been no action regarding the proposed pipe fencing around pool and pavilion area. Board again discussed type and placement of fence desired. Watne said he would try to have firm pricing estimates by the next meeting.

Drescher suggested that pool attendants could pick up and sweep in pool and pavilion area as part of their duties.

Drescher reported for lakes and fish committee, with the proposed spillway barrier being the main topic of discussion. Drescher recommended that the barrier be built to avoid losing any more fish over the spillway during heavy rains. She showed photos of barriers that had been installed elsewhere and could be used to pattern a barrier for Indian Lake. After discussion, Drescher made a motion that a

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barrier be fabricated and installed. Motion was seconded by Duggan. Vote was unanimous in favor of the motion.

Drescher also said she plans to contact bulldozer operators for estimates on making repairs to washed-out areas on dam. Drescher concluded by stating that a fifty-pound catfish had recently been caught.

Roads and parks committee report was scheduled next but was not available as Wittrock was not in attendance. Sheffield said he plans to send a letter to Wittrock informing him that he is being removed from the board due to non-attendance. Only item discussed concerning roads was that the roads were still bad and only promises had been given by Commissioner McKeown - no delivery.

Sheffield reported that he had been in contact with Southwestern Bell concerning possible installation of a pay phone at the pool. He said the phone company would install phone for \$155.00 and would charge approximately \$40.00 per month. Association could participate in revenue generated by the phone to lower monthly charge. Drescher made a motion that the phone be installed and that the phone in the pool house be discontinued. Motion was seconded by Hays. Vote was unanimous in favor of the motion. Sheffield said he would arrange installation.

Sheffield stated that the shower heads in restrooms were bad, several pipes needed repair, and that the wash basin in the men's room was in need of repair or replacement. No action was taken.

After discussion, it was decided that a request-for-information sheet be sent out along with annual billing so that owners who want to sell their property can let it be known. Sheets would provide owners name and property description as well as addresses, phone numbers and e-mail address if available.

Final item was Watne reporting that someone had started a fire on the T-head pier and burned a hole that needs to be repaired.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting October 30, 1999

Minutes

Board Members Present: Travis Sheffield, Tom Duggan, Mike Wittrock,
and Terry Hays.

Board Members Absent: Mona Drescher, Mike McGinnis 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 August meeting were read and approved. Financial report was given and was approved as read. Sheffield said that all CD's had now been moved to Lost Pines National Bank.

Architectural committee report was given by Terry Hays, stating that he planned to continue with projects started by Sheffield, primarily concerning notification and correction of deed restriction violations. Sheffield noted that a slab had been poured on Yuchi cul-de-sac without a permit and that this owner need to be contacted. Sheffield also said that the Balfour place on Wigwam had been sold and that renovations were underway.

Watne was unable to attend meeting but he sent a report on pool committee activities, stating that pool was shut down for the winter. Watne also said he had received preliminary bids on constructing pipe fence in pool area but that bid seemed high. He will seek additional bids and report back to the at next meeting.

Lake committee report was not available since Drescher was absent, but she did send word that no repairs to dam had been made as yet. Drescher reported that she had received only one bid so far, that being from John Yancey in the amount of \$3,000.00. Yancey said he could do the work but said it needed to wait for some rain to soften the ground.

Mike Wittrock reported on Roads and Parks, stating that the County had finally gotten around to repaving the entrance. He said he now needs to go to work on getting the County to come back out and clean up the mess they left behind. Sheffield said that several of the culverts under streets were badly in need of posts or some other markers so that people would not drop a wheel off when they got too close to edge of road. After discussion, it was decided to contact Smithville Independent School District to request these markers for school bus safety - the school seems to get more attention from county when they complain about roads.

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Recent repairs to pipeline near pool were discussed. Company making repairs left quite a mess behind. Sheffield said he would contact company to complain. Repairing company cut through North Big Bow near the pool and left a bad ditch across road. Sheffield also stated that Aqua Water had been out and repaired small leaks near water meter at pool.

The possible installation of a pay phone at swimming pool area was again discussed. Sheffield said he wasn't sure mounting the phone on poolhouse wall was a good idea or not. He said he would contact phone company and discuss possibility and cost of mounting phone on free-standing pedestal.

Secretary Mick said that Workers Comp Insurance was again up for renewal. After discussion, Board decided that insurance should be renewed. Estimated cost for this coverage was set at \$509.00.

Date for December meeting was discussed, considering that the regularly scheduled meeting day fell on Christmas Day. After discussion, Hays made a motion that December meeting date be changed to Saturday, December 4th. Motion was seconded by Duggan and was unanimously approved. Sheffield said he would reserve meeting place.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting December 4, 1999

Minutes

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

Board Members Absent: Mike Wittrock and Terry Hayes.

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

Architectural committee report was not available as Terry Hays was absent. Sheffield commented that there were several areas that needed attention but no action was taken.

Doug Watne reported on swimming pool committee, first stating that he felt a cable was needed at the bottom of the chain link fence around the pool to prevent lifting bottom of fence to gain entrance to the pool. He also stated that he was still working on the pipe fence planned for the pool area and was now looking for someone with a tractor to dig post holes. After discussion, Drescher made a motion that Watne should proceed with construction of fence, setting a \$3,000.00 maximum. Motion was seconded by Duggan and was unanimously approved.

Lakes and Fish report was next, with Drescher first stating that John Yancey was the only bidder on the dam clearing and dirtwork. Drescher decided to go ahead with Yancey for the project and he had moved in his equipment preparing for the job but almost backed out when his equipment was vandalized. Yancey did go ahead with the work and Drescher reported he did a good job. She added that she had grass seed and would soon get it out.

Drescher said that the State Parks and Wildlife Department had returned the grass carp permit deposit previously submitted. She said that the lake currently does not have a weed problem and the carp program would be shelved for a while. Final item discussed was the possible construction of a spillway barrier. Drescher said the barrier decision will be held up until the next time to buy fish.

Roads and Parks report was also not available as Wittrock was absent. Sheffield commented that the county had put up signs concerning the burn ban currently in effect.

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Under old business, Sheffield stated that he had not heard from the phone company concerning the possible installation of a pay phone at the swimming pool. Original plan called for mounting phone on wall of pool house but that was reconsidered when potential vandalism could cause damage to pool house as well. Latest request was for a free-standing pay phone.

There was nothing brought forward under new business.

There being no further business, meeting was adjourned.

George C. Mick, Secretary