

# Indian Lake Owners Association

Regular Meeting February 24, 2001

## Minutes

Board Members Present: Travis Sheffield, Mona Drescher, Tom Duggan, Mike Hofferek,  
and Wayne Donaldson

Board Members Absent: Doug Watne and Teresa Shed.

Meeting was called to order by President Sheffield. Roll call was taken and it was determined that a quorum was present. Minutes from the December meeting were read and approved with one correction. Financial report was read and approved. Sheffield reported that Teresa Shed had resigned her position of the board and that he was again seeking a replacement for the board and for the architectural committee.

Architectural Committee report was next on the agenda, and since Teresa Shed had resigned from the board, Sheffield reported on several items, stating that the Koopmans had installed new fencing and had purchased their fourth lot. Sheffield said that William and Jane Miller had installed a new single wide mobile home; that Charles Steen had poured a slab for new mobile home and garage on the site of the burned trailer on Peace Pipe; that Stanley Stricklin had removed an older single wide and had moved in a trailer that was possibly not in keeping with restrictions.

Sheffield said that Nancy Ivy had moved a single wide mobile out and had plans to install a new double wide soon; and that Rebecca Huntress had sold her property on North Big Bow and had purchased two lots on Deer Run with intentions to install a new mobile home there.

Wayne Donaldson reported for swimming pool committee, stating that trees had been trimmed in pool area and that stumps had been removed. He said that his wife, Sharon, had volunteered her labor to repaint swings and wagon at pool area.

Donaldson noted that vandals had spray painted on trees in pool area, prompting discussion on how best to cover the "graffiti" on the trees. There was also discussion on possible repairs to collapsed septic tank, with Donaldson stating repairs need to go ahead. He also said that he planned to make repairs to fixtures in restrooms.

Lakes and Fish report was next, with Drescher reporting on recent inspection of dam by LCRA representative, relating the repairs suggested following the inspection. Drescher said there was still no action by the pipeline company regarding clearing on pipeline right-of-way area. She said she would call again to try and get this work done.

Minutes - Regular Meeting February 24, 2001 - Page 2

Drescher said she planned to have Doug Teeler clean around the seep area and landslide areas on the backside of dam. After more discussion of LCRA dam report, Duggan made a motion that an engineer be contacted to look at dam and to offer suggestion for repair. Motion was seconded by Drescher and was unanimously approved. Drescher's final comment was that the lake was full and that the water looked good.

Mike Hofferek reported on Road and Parks, noting that the sign had been installed that raised the reward for reporting of vandalism. He also noted that the speed limit sign at entrance had been knocked down and that he would try to get Doug teeler to put it back up.

Under new business, collection of past due accounts was discussed and it was determined that new statements should be sent out and that any account \$120.00 or over should have a lien filed.

Final item discussed was the annual cleanup. Pat Coldsmith said that he would head up this annual event. No date was set for cleanup, but all agreed that it should be held within the next several weeks.

---

George C. Mick, Secretary

# Indian Lake Owners Association

Regular Meeting April 28, 2001

## Minutes

Board Members Present: Travis Sheffield, Mona Drescher, Doug Watne, Mike Hofferek,  
and Wayne Donaldson

Board Members Absent: Tom Duggan

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

Architectural Committee report was next on the agenda and since the chairman position was still open, Sheffield reported on several items, stating that the Koopmans had obtained a permit for garage and workshop construction; that Steen had moved onto his property (where trailer house had burned previously); and that a new mobile home had been moved in on Deer Run and that owner had not obtained permit. Sheffield also said that preparation were underway by the Ivy's for installation of a new doublewide on Tejas. There was brief discussion concerning several mobile homes that were in bad shape and had no one living in them.

Wayne Donaldson had a long report on swimming pool committee activities, stating first that repairs to septic tank at pool house would go ahead with Glenn Gardner doing the work. Donaldson also discussed pool attendants and that in order to retain Matt Wobus as attendant would require matching the pay he would have received at Wal-Mart. After some discussion, a motion was made by Watne that Wobus' pay be increased to \$8.00 per hour when he was working at pool instead of working at Wal-Mart. Motion was seconded by Drescher and was unanimously approved.

Donaldson presented a list of pool area improvements recently completed, including tree trimming, general cleaning, plumbing and poolhouse repairs, repainting of playground equipment, and fencing repairs. He also listed more items he wanted to complete, including further repair of playground equipment, minor electrical repairs, repair and repainting of tables, restroom cleaning, and removal of graffiti from trees.

Donaldson's list had several repair items that were planned to be contracted out, most importantly the replacement of septic tank behind poolhouse and fixture upgrade in restrooms and showers.

Drescher reported on Lakes and Fish, stating that she had been having difficulty getting a contractor to do backhoe work to install tin horn pipe that would drain the little lake. Board discussed this matter and decided to try again to get John Yancey to take on this job or to possibly talk to septic tank installer and see if he would do the tin horn job as well when he comes to do septic work. She also said she is still trying to find someone to remove trees below dam and that the dam area had now been mowed.

Hofferek reported on Roads and Parks, complimenting the repainting work on signs at entrance, and suggesting that the cactus at entrance needs to be trimmed back or possibly removed completely. He also said that the wood fencing at entrance was very bad and needed to come down. Board discussed his suggestions and agreed, indicating that this work would best be done in conjunction with annual cleanup so that cactus and fencing could be burned at that time.

Under old business, Sheffield stated that a letter had been received from the bank that they would no longer watch checks for the two signatures traditionally required on all ILOA checks. Sheffield said he would visit the bank and look into the matter.

Under new business, Sharon Donaldson presented a proposal to board concerning pool maintenance, stating that she would be willing to take on maintenance of pool at a rate of pay that save the Association approximately \$1,000.00 a year on what was currently being paid and would provide a better level of maintenance. Board discussed the matter and decided that a letter should be sent to the current pool maintenance provider, setting forth the revised maintenance procedures, requesting that she also submit a proposal for pool maintenance.

After discussion, a motion was made by Watne that a letter be sent to the current pool maintenance provider explaining revised duties and seeking a proposal that would comply with these duties, and setting May 16<sup>th</sup> as deadline for submittal. Pool committee would meet at that time to consider proposals and make a decision. Motion was seconded by Drescher and vote was unanimous for approval.

There being no further business, meeting was adjourned.

---

George C. Mick, Secretary

# Indian Lake Owners Association

Regular Meeting June 30, 2001

## Minutes

Board Members Present: Travis Sheffield, Mona Drescher, Doug Watne, Mike Hofferek,  
Tom Duggan and Wayne Donaldson

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 the April meeting were read and approved with two corrections. Financial report was read and approved.

Sheffield reported on Architectural Committee activities as the chairman position was still open, stating that the Ivy doublewide had just been installed on Tejas and that the trailer looked good but there was a lot of trashy things scattered about the yard. Sheffield said that Michelle Herrera had obtained a permit for a new mobile home and that the roof over the Turner mobile home on Buffalo Run had been taken down in preparation for a new doublewide. He also reported that Rebecca Huntress was doing dirt work on Deer Run, possibly preparing for a newer mobile home and that the Strickland place on Tejas now had underpinning installed.

Wayne Donaldson's pool committee report was next, first offering a printed list of many improvements and repairs that had been made at the pool, including replacement of the septic tank, plumbing repair in restrooms and fill valve, repainting of bathhouses, picnic tables, and playground equipment, installing of updated signs and a cable on pool fence, tree trimming and general cleaning.

Donaldson also said he had engaged Matt Wobus to again serve as pool attendant and that he had arranged for Action Disposal to place a second can at pool, also at no charge.

Drescher reported on Lakes and Fish, stating that the dam had been mowed again and that the tin horn pipe had been installed on little lake, noting that it had drained most of the water but not completely. She said that John Yancey had been contacted to offer a bid on cutting trees below dam but that his bid had not yet been received. Drescher said she had received a letter from TNRCC concerning a dam inspection, possible later this year. She and Watne continue to work on getting the LCRA to come out and make inspection of dam.

Minutes - Regular Meeting June 30, 2001 - Page 2

Hofferek reported on Roads and Parks, stating that the County had done virtually nothing toward street repair other than some very minor pothole repair. He said that the street right-of-way needs to be mowed and that numerous street repairs are needed. Trees and brush need to be cut back, especially at intersections. He also said that he had removed some of the cactus at entrance and planned to remove more when the weather cooled off a little.

Under old business, Sheffield discussed the pay phone at pool, stating that the phone company was charging an additional \$26.00 for the pedestal that the phone was mounted on. Alternate mounting was discussed but no action was taken.

Under new business, Sheffield said that the formation of a nominating committee at the April meeting had not been accomplished but that he had been working on board candidates. He said that three positions on board were coming open, those being Donaldson, Duggan, and Sheffield, as well as the open position created when Teresa Shed resigned.

Sheffield also said that liens on overdue accounts need to be filed. He said that Duggan had recently sent out letters to those past due and that it would be best to allow a couple of weeks to let people pay up before filing liens, probably around the middle of July.

Suggestion was made that a temporary sign be put up near entrance reminding owners of the upcoming annual meeting. All agreed and it was decided to put up sign.

There being no further business, meeting was adjourned.

---

George C. Mick, Secretary

# Indian Lake Owners Association

Regular Meeting August 25, 2001

## Minutes

Board Members Present: Travis Sheffield, Mona Drescher, Bill Nance, Mike Hofferek,  
Tom Duggan and Wayne Donaldson

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 the June meeting were read and approved with one sentence to be deleted. Financial report was read and approved.

Nance reported on Architectural Committee activities, stating first that since he was very new to the job he had been reviewing information on ongoing projects and said that he would continue with the process of sending letters to those that were in violation of deed restrictions, usually around the first of the month.

Nance said he had investigated the "Luchak" property on North Big Bow and had determined who the current owner was. He felt that the Bastrop Appraisal website and printouts could be used to help find owners and addresses. Nance said he had obtained copies of subdivision maps and they were available for a small charge.

Final items brought up by Nance were that he planned to contact the appropriate government agencies to determine if Section I was considered to be in a flood plain and if there was any possibility that the Houston toad habitat east of Bastrop might be enlarged to include Indian Lake.

Pool committee report was next with Donaldson stating that things had generally been going well at the pool. He said that there continues to be a lot of litter being tossed in pool, including cans, cigarette butts, and paper. He noted that the pool light had been broken and was in the process of being replaced and that bathhouses and restrooms were in good condition.

Donaldson suggested that use of pool attendant on Fridays be discontinued, with plans to use Matt Wobus on Saturday and Sharon Donaldson on Sunday until pool closes for winter. Board briefly discussed winter closing date but no action was taken.

Since Watne was absent, Sheffield reported on Lake committee activities, stating that a bid had been received from Neal's Dirt Construction of Giddings for removing trees below dam. Bid was discussed and Nance said he would attempt to get a second bid and suggested that Watne contact Neal's Dirt

Minutes - Regular Meeting August 25, 2001 - Page 2

again regarding bringing in additional dirt and the disposal of trees removed. Board determined that if necessary a called meeting could be held to decide this matter as the work needed to be done as soon as possible.

Hofferek reported on Roads and Parks committee, stating that the County crews had been out and filled a few potholes but that contacting the County to discuss needed repairs continues to be difficult. Hofferek also noted that people are stealing street signs.

Under old business, Sheffield reported that the \$500.00 donation to the Smithville Volunteer Fire Department had been delivered. Nance said that he had obtained information on the purchase of a pay phone at pool instead of "renting" it from Southwestern Bell. He said he would continued to explore various aspects of the pay phone situation.

Under new business, Donald Jacobs came before the Board to inquire about obtaining a lot from ILOA that adjoined Lot 115, Section III, owned by Jacobs. Jacobs said he needed the lot so that his property would qualify for septic permit. He said he had plans to build but didn't know if deal would go through. Jacobs said he had talked with Sheffield earlier about the association giving the lot to him but Jacobs was resistant to guaranteeing that building would occur and that lot would remain in his possession for the foreseeable future. After much discussion the matter was terminated with no action being taken.

Sheffield said that he would be unable to attend the October board meeting and reminded that it was at the October meeting when a decision was usually made about setting an alternate meeting date for the December meeting. Rather than waiting for the October meeting, Hofferek made a motion the December meeting be held on December 1<sup>st</sup>. Motion was seconded by Nance and vote for approval was unanimous.

There being no further business, meeting was adjourned.

---

George C. Mick, Secretary



# Indian Lake Owners Association

Regular Meeting October 28, 2001

## Minutes

Board Members Present: Mona Drescher, Bill Nance, Mike Hofferek, Tom Duggan and Wayne Donaldson.

Board Members Absent: Travis Sheffield, Doug Watne.

Meeting was called to order by Vice President Drescher. Roll call was taken and it was determined that a quorum was present. Minutes from the August meeting were read and approved. Financial report was read and approved.

Nance reported on Architectural Committee activities, stating that things had been somewhat slow but that several approvals had been granted, including addition of carport by Charles Steen, fence and enclosure of existing carport by Bill Nance, new mobile home and storage building by Greg and Diana Branton, and a new mobile home and variance by Clarence Goerlitz. Nance said that letters concerning deed restriction violations had been sent out to Greg McDonald concerning trash removal, mowing and underpinning; to Nancy and Robert Ivy concerning general cleanup and trash removal; and to Raymond Luchak concerning cleanup, mowing, and removal of trash and building materials.

Donaldson also had little to report on swimming pool, stating that there were lots of leaves to contend with and no swimmers since the weather had cooled down. There was some discussion of a cover for the pool but no action was taken. Donaldson said that a rotted 2x8 on the pavilion had been replaced.

Nance made a motion that swimming pool be closed for the winter on November 1<sup>st</sup>. Motion was seconded by Donaldson and was unanimously approved. There was discussion concerning trash bin at pool area and to possibly get Watne to put barrel at fishing pier.

Watne was not present for Lakes and Fish report. Problems with the dam were discussed and Drescher said she would have Watne get copies of TNRCC dam report to board members. Nance indicated he would continue to try and get bids on dam work.

Hofferek reported on Roads and Parks, stating that he had been cleaning out flower bed at entrance and will do some planting in front box. Hofferek said he had attempted to contact County Commissioner to not avail as phone calls were not returned. He discussed possibility of writing letter to County Judge and commissioners on condition of roads. Hofferek also said he might contact commissioner candidates and see if they would come and speak before the election. He again urged property owners to continue to write letters to commissioner.

Minutes - Regular Meeting October 28, 2001 - Page 2

Under new business, possibility of placing trash bin or barrel near fishing pier was discussed and it was decided to see if Watne would do this. Drescher read a thank you note that was received from the Smithville Volunteer Fire Department

Dresher reminded board members that the December meeting would be held December 1<sup>st</sup> at the City Hall.

There being no further business, meeting was adjourned.

---

George C. Mick, Secretary

# Indian Lake Owners Association

Regular Meeting December 1, 2001

## Minutes

Board Members Present: Travis Sheffield, Mona Drescher, Tom Duggan, Doug Watne,  
And Wayne Donaldson.

Board Members Absent: Bill Nance and Mike Hofferek,

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

Architectural Committee report was next on the agenda, and since Bill Nance was unable to attend this meeting, no report was available. Sheffield did mention that the new Goerlitz mobile home on Tejas still did not have underpinning and that a new mobile home had been moved in on Chickasaw without having obtained a permit.

Wayne Donaldson reported for swimming pool committee, stating that all had been quiet around pool with no problems and no vandalism. A brief discussion followed concerning placement of trash cans at the pool. Donaldson says that he wanted to have both cans at the pool and said he would contact Action Disposal and see if he could wangle yet another can from them to be placed at boat ramp. He concluded his report by stating that he was obtaining bids for replacement of rooted wood on pavilion roof.

Lakes and Fish report was next, with Doug Watne bringing up for discussion the recent report on dam condition received from TNRCC. He said that TNRCC listed the dam's condition as poor, primarily because of sloughing off at rear of dam. He said he had received estimates for rework of affected dam area. After discussion, Drescher made a motion that Watne be authorized to pursue needed dam repairs up to a dollar value of \$9,500.00, including repair of sloughed off area, removals of trees below dam, reseeding of these areas, and rental of pump to be used to drain out small lake. Motion was seconded by Donaldson. Board voted unanimously for approval of this motion.

Roads and Parks report was unavailable as Mike Hofferek could not attend meeting.

Minutes - Regular Meeting December 1, 2001 - Page 2

Under new business, Sheffield brought up for discussion the possible use of an outside company for the collection of past-due owner's association dues. Sheffield explained that he had been in contact with a representative from the Carlton Company, a company that specializes in collection of homeowners association fees. After discussion, Drescher made a motion that Sheffield be authorized to negotiate a collection procedure with the Carlton Company to collect that accounts that were overdue in the amount of \$180.00 or more. Duggan seconded the motion. Board voted unanimously for approval of the motion.

There being no further business, meeting was adjourned.

---

George C. Mick, Secretary