

Indian Lake Owners Association

Regular Meeting February 23, 2002

Minutes

Board Members Present: Travis Sheffield, Wayne Donaldson, Bill Nance, Mike Hofferek.

Board Members Absent: Mona Drescher, Tom Duggan, 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 December meeting were read and approved. Financial report was read and approved.

Architectural Committee report was next on the agenda, with Bill Nance first reporting that he had received applications and had issued approvals to Stephen DeLeon for a garage/storage building at 445 Big Bow, to Cherie Layfield for a new mobile home and septic on Lots 213/14, Section II, and to Kristi Barber to replace older mobile home with a new mobile home on Lots 14/15, Section II. He also said that Greg McDonald planned to replace older mobile home with new one at 385 Big Bow. Nance said he had given McDonald an application but had not received it back yet.

Nance said he had mailed three deed restriction violation letters, to David Thompson at 4003 Deer Run to remove old clothes dryer and general cleanup; to Odell Bishop at 100 Buffalo Run for general cleanup and trash removal; and to Raymond Luchak, owner of lots 102/103, Section II, for general cleanup, mowing tall grass, and removal of trash and old building materials.

Wayne Donaldson reported for swimming pool committee, stating that a pipe had broken behind pool house and had lost a lot of water before it was discovered and a plumber was brought in to make repairs. Donaldson said that a new valve had been installed on pool filler line as well. He said there had been some vandalism, that cars were coming in through spillway area and cutting donuts in the park area. Donaldson indicated that vandals had been witnessed and was working with law enforcement on pressing charges. He stated that repairs to rotted wood on pavilion would be made soon, estimating cost at approximately \$300.00.

Doug Watne was absent and Lakes and Fish report was not available.

Mike Hofferek reported on Roads and Parks, stating once again that he had been unsuccessful on phone calls to county commissioner. He said that he planned to obtain some plants and set them out at the entrance, hopefully before next meeting.

Minutes - Regular Meeting February 23, 2002 - Page 2

Under old business, Sheffield reported that he had contracted with the Carlton Company for the collection of past due accounts. Sheffield said he had a wording to place on reminder statements as a warning. Those that did not pay would be turned over to the Carton Company for collection.

Under new business, the annual cleanup was discussed and it was decided to contact Pat Coldsmith to see if he would again head-up this annual event. Coldsmith has been out of town but is due back in April and actual date would not be set until he returns. Board discussed various means of policing the cleanup to prevent "outsiders" from taking advantage. Several suggestions were heard but nothing firm was decided upon.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting April 27, 2002

Minutes

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

Board Members Absent: Wayne Donaldson, Mike Hofferek, Bill Nance

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. Financial report was read and approved.

Architectural Committee report was next on the agenda, with Sheffield reporting on several items since Bill Nance was absent. Sheffield said that Nance had been in touch with people on Schnieder property concerning a burned car in the yard and were told to clean it up; and that buyers of Thompson property on Deer Run had done a good job of cleaning up. Nance also told Sheffield that the O'Dell's had made no response to letters on violations and that a permit had been issued to Louis Vidotto for a storage building on Lot 87, Section II, with plans to build a home there later.

Wayne Donaldson was absent and pool committee report was not available. Donaldson did send a list of pool repairs that had been recently been completed by Javier Guitierrez, including replacement of fascia boards around pavilion, cutting back edges of roof tin, and painting (\$100.00); repaired and repainted picnic tables (\$100.00); and repair of broken piping in women's restroom and paint touchup, painting in men's restroom, replacment of shower head, and repair of outside shower (\$100.00).

Donaldson's list also indicated that a new sign with swimming pool rules had been obtained and would be hanged before Memorial Day. He noted that grass needs cutting and planned to have that done as soon as mower is back from repair shop.

Doug Watne reported on Lakes and Fish, stating that the lake was very clean and that fish population appears to be okay. Watne said he is still trying to get the people out to begin repair work on dam. Mona Drescher said that she would get in touch with pipeline company and try to get them to come out and clean right-of-way area. There was some discussion regarding stocking of lake and Watne said he would research further. Drescher suggested the mowing of spillway and burn area.

Roads and Parks report was not available as Mike Hofferek was absent.

Under old business, Sheffield discussed the upcoming Annual Clean Up, stating that he planned to have volunteers at subdivision entrances to prevent "outsiders" from dumping.

Minutes - Regular Meeting April 27, 2002 - Page 2

Under new business, Sheffield brought up for discussion the possibility of seeking out a different trash pickup company. He said that the present company was getting too expensive. He also noted that Action Disposal had been purchased by BFI.

Tom Duggan suggested that the small lake needs to be drained. Board discussed the possibility of installing existing drain pipe at a lower level. Mona Drescher made a motion that someone be found to lower or cut down existing tin horn. Motion was seconded by Watne and was unanimously approved.

Final order of business was appointment of a nominating committee for the upcoming annual meeting. Sheffield named Mona Drescher as committee head, to be assisted by Tom Duggan and Bill Nance. He noted that terms of Drescher and Hofferek would be expiring.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting June 29, 2002

Minutes

Board Members Present: Travis Sheffield, Tom Duggan, Mike Hoffererek, Bill Nance.

Board Members Absent: Mona Drescher, 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 April meeting were read and approved. Financial report was read and approved.

Sheffield announced that Wayne Donaldson had submitted his resignation from the Board and from his duties as head of Pool Committee. Sheffield said he had appointed Brad Williams to fill the unexpired term of Donaldson and to head pool committee.

Architectural Committee report was next on the agenda, with Nance reporting that he had received applications for approval of plans from Louis and Nancy Vidotto to place storage building on their property; from Daniel and Holly Titus for a new mobile home and septic system; and from Greg McDonald to remove existing mobile home and replace it with a new mobile home. Nance said he had sent letters concerning deed restriction violations to David Schneider and Greg McDonald for general cleanup; to Laura Gartman, Brad Williams, and Wayne Donaldson for not submitting application plans for improvements; and to Martha Miller for junk car and general cleanup.

Since Donaldson had resigned, Sheffield offered pool report, stating that Sharon Donaldson had also resigned her pool maintenance job and that he had hired Karla Moore to assume pool maintenance on June 1st. Sheffield said Justin Fierro and Ashley Davis were working as pool attendants.

Sheffield stated that a lot of debris had been blown in pool by recent storms; that a new sign had been bashed in; and that someone had been "pooping" on ladies restroom floor. Other than that, pool was generally running smoothly.

Fish and Lake report was not available as Watne was absent.

Mike Hoffererek reported on Roads and Parks, stating that after encountering problems with the person who had been doing the mowing of public areas, he had made arrangements with Pat Coldsmith to take over the mowing duties. There was little else to report.

Minutes - Regular Meeting June 29, 2002 - Page 2

Under old business, Sheffield reported nominating committee had submitted names of Richard Goranflo and Brad Williams as candidates for board positions. Sheffield said he had spoken with Goranflo and he had agreed to serve if elected and that Brad Williams had agreed to an immediate appointment to fill Donaldson's resigned position. Mike Hofferek also agreed to continue serving on the board if elected.

Drescher reported on the annual cleanup and offered special recognition for those who volunteered their time and hard work to make this annual project a success.

Drescher also stated that sickle bar mower was in really bad shape and had been taken to repair shop for estimates on repair to determine if it was best to repair old mower or to consider replacement. Drescher said that she also planned to rent a heavy string mower for a trial use to see if it might serve as a replacement for the sickle bar mower.

Under new business, Sheffield said he had a decorated gourd donated by Carolyn Koopman that he thought would make a good door prize at the annual meeting. Board agreed and suggested that other possible donors be contacted for additional door prize items. Board also agreed to add to door prize list a certificate that would pay annual dues (\$60.00 value) for the winner.

Sheffield also said that there had been some recent vandalism in the subdivision, including damaged mailboxes, damage to one home, and damage to security lights. Sheffield also said he had been removing signs placed around the entrance and suggested that board members help police the improper placing of signs.

Final item discussed was the possibility of banning fireworks within the subdivision during the upcoming July 4th holiday period. After discussion, no action was taken, with board members agreeing that recent heavy rains had diminished the fire hazard.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting August 31, 2002

Minutes

Board Members Present: Richard Goranflo, Travis Sheffield, Mike Hofferek, Bill Nance, Brad Williams, and Doug Watne

Board Members Absent: Tom Duggan

Meeting was called to order by President Goranflo. Roll call was taken and it was determined that a quorum was present. Minutes from the June meeting were read and approved with one correction. Financial report was read and approved.

Architectural Committee report was next on the agenda, with Sheffield reporting that a fence and carport cover had been approved for Karen Williams on Wig Wam by Bill Nance before he changed committee positions. Sheffield said he had approved an application for a greenhouse by the Koopmans; and had received an application from Pat Coldsmith to replace their single wide mobile home with a newer double-wide.

Sheffield said that Rebecca Huntress was installing a septic system with plans to install a mobile home soon but that he had not yet received an application. Nance and Sheffield both said that response to deed restriction violation letters had fairly good response.

Williams reported on pool committee, stating that Karla Moore had some personal problems and had suddenly quit her pool maintenance job. He said that the pool had "algaed up" before he learned of Moore's departure and had to be closed for a few days. Williams said he was taking care of the pool until he could secure a replacement for Moore, noting that he had spoken with Matt and Chris Kosler and they were interested in the pool maintenance job. Williams noted that there had been very little vandalism at the pool area.

Doug Watne reported on Lake Committee, stating that he had a company come in and add two tons of bentonite to the dam in the suspected leak area. He also said that mowing of the dam area was now underway. Watne said he was still working to find someone to remove trees below dam. He said that the company he was talking with were somewhat "nervous" about doing that type of work behind the dam. Nance suggested that a different contractor be found and that he would look into it.

Watne said that the sickle bar mower was broken and may be beyond repair. Board discussed alternatives to this type of mower for replacement and Watne said he would investigate.

Minutes - Regular Meeting August 31, 2002 - Page 2

Mike Hofferek reported on Parks and Roads, stating that the riding mower had been to the shop several times and had needed many repairs. He also said that he continues to try and reach the County Commissioner to discuss roads but as usual has had no luck.

Under old business, Watne reported that he had been in contact with Doug Teeler and that Teeler said he did not want to do the dam mowing. Watne said he possibly had found someone else willing to take on the job.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting December 7, 2002

Minutes

Board Members Present: Richard Goranflo, Travis Sheffield, Tom Duggan, Brad Williams, and Doug Watne

Board Members Absent: Bill Nance and Mike Hofferek

Meeting was called to order by President Goranflo. Roll call was taken and it was determined that a quorum was present. Minutes from the October meeting were not available as that meeting was not held due to lack of a quorum. Minutes from the August meeting were read and approved. Financial report was read and approved.

Architectural Committee report was next on the agenda, with Sheffield reporting that he had received applications and granted permits for improvements, including David Shed - 30' x 30' workshop; Brad Williams - carport and porch expansion; Brandi Bruce - doublewide installation; Karen Williams - storage building and patio/deck; James Welch - new 2-story home; and Art Ambrose - garage and driveway.

Sheffield said he had notified Annie May Mills of litter on her property and that some clean up had been done. He stated that he was working on the Schnieder rental property where the renter had many pit bull dogs and was obviously raising them as a business, which is a violation of deed restrictions. Sheffield was informed of a junk car on the McGinnis property and he said he will look into it.

Williams reported on Swimming Pool, stating that he had hired Matt and Chris Kosler for pool maintenance, replacing Karla Moore. He said that Matt was also doing the mowing now. Williams said there had been some vandalism lately: some graffiti and driving of vehicles on park area, causing ruts and making a mess. It was also determined that vehicles had been knocking down mailboxes and signs.

Sheffield mentioned that the pipe fence in front of pool area and at the entrance was in need of painting. Williams said he would look into finding a way to paint.

Watne reported on Lakes and Fish, stating that he had been trying to get the dam area mowed. He said that he had obtained and repaired a string type mower and had a person that started mowing until the mower broke again. He said that the sickle bar mower was almost beyond repair and that he was exploring alternatives. A suggestion was made to hire someone to do mowing that had their own equipment. Discussion followed on that suggestion as well as possibility of getting new mower.

Minutes - Regular Meeting December 7, 2002 - Page 2

Watne said he was still trying to find someone that would come in and remove trees on backside of dam. He said he would prefer to find someone with a bulldozer. Watne concluded by noting that grass carp were still active in lake and that weeds were under control but that cattails might need attention at some point if they continued to spread.

Roads and Parks report was unavailable since Hofferek was absent. Sheffield stated that the culvert pipes under the road at entrance appeared to be stopped up and that the County should be contacted to check into this. Goranflo asked about missing street signs and was told to report this to County.

Under new business, renewal of liability insurance was discussed. Two proposals had been received and board designated Sheffield to study these proposals and to contact insurance agent to discuss modifications that might lower premium before renewal was accepted.

Bank signatures were discussed and Goranflo said he would go to bank and obtain documentation to bring this matter up to date.

There being no further business, meeting was adjourned.

George C. Mick, Secretary