

# Indian Lake Owners Association

Regular Meeting February 22, 2003

## Minutes

Board Members Present: Richard Goranflo, Tom Duggan, Brad Williams, Mike Hofferek  
and Doug Watne

Board Members Absent: Travis Sheffield, Bill Nance

Meeting was called to order by President Goranflo. Roll call was taken and it was determined that a quorum was present. Minutes from the December 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.

Goranflo reported that he had received a letter of resignation from Bill Nance stating that he had numerous conflicts and did not feel he could continue to do his job on the board. Resignation was accepted.

Architectural Committee report was not available as Sheffield was absent.

Williams reported for pool committee, stating that there had been a lot of vandalism recently, including lavatories being broken, toilet tank broken, ladies room door down. He also noted that the wall in mens room was rotted and down. He said he had talked with Matthew Kosler about doors or gates for restrooms. A discussion followed about needed repairs. Goranflo noted that the breaker box door on the rear of pool house had been broken off and was also in need of repair.

A motion was made by Williams that needed repairs be made and that gates be added to restroom entrances. Motion my seconded by Duggan. Motion was unanimously approved.

Another motion was made by Duggan that the crack in pool wall be repaired if it could be done in the \$300.00 range. Motion was seconded by Hofferek. Motion unanimously passed.

Watne reported on Lakes and Fish, stating that the spillway needs attention, that the lake was getting too full because the spillway needs to be cleaned. He indicated that he would look into it. Watne also discussed the need for a heavy duty mower to clean dam area and also said he felt the dam problem still needs attention, requiring buildup of back side of dam and clearing of trees and brush.

A motion was made by Duggan to purchase the heavy duty mower. Motion was seconded by Watne. Motion was unanimously approved.

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Hofferek reported on Roads and Parks, stating that he had attempted to contact the new County Commissioner but hadn't had any luck as yet. Hofferek next discussed the annual cleanup and said he planned to meet with Pat Coldsmith to make arrangements. He said that he felt signs promoting the clean-up should be put up two weeks in advance. Final item discussed was the need for guard posts on the bridge on Tejas Street.

Under old business, Watne said that he is still trying to get someone that would come in and cut trees on the dam. Board told Watne that if he could find someone to go ahead and get the work done.

Under new business, Goranflo suggested that it might be a good idea for Indian Lake to have a website. He said that he could build it and let his computer be the server. He said this would allow access to owners and interested parties to learn more about the subdivision. Site could offer E-mail address, copies of by-laws and deed restrictions, meeting notices, names of board members, etc.

A motion was made by Williams that Goranflo should go ahead and construct the website. Duggan seconded the motion. Motion was unanimously approved.

There being no further business, meeting was adjourned.

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George C. Mick, Secretary

# Indian Lake Owners Association

Regular Meeting April 26, 2003

## Minutes

(Minutes recorded by Doug Watne as George Mick was absent)

Board Members Present: Richard Goranflo, Brad Williams, Mike Hofferek, Travis Sheffield, 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 February meeting were read and two typographic corrections were made. Motion was made by Watne that minutes be approved. Motion was seconded by Hofferek and unanimously approved. Financial report was read and Groanflo declared that report be filed for audit.

Architectural Committee report was next on the agenda and Chairman Sheffield reported his main activity had been in notifying owners of deed restriction violations. Those notified included:

- O. Bishop - Remove plumbing fixtures from yard.
- J. Garcia - Remove illegal mobile home and non-operating vehicles, clean-up yard, and outbuilding may be in use for living quarters.
- P. Hempel - Bring outbuilding up to standard, underpinning not correct.
- M. McGinnis - Remove tire, trash, lumber, junk vehicle.
- G. McPherson - Mobile home abandoned - bring up to standard or remove from property.
- A. Mills - Remove litter - Informed that yard looked like a dump.
- K. Soracchi - Mobile home abandoned - bring up to standard or remove from property.
- D. Schneider - Pit bull breeding farm - informed owner to have animals removed, yard cleaned and de-odorized.
- B. Walters - Remove old hot water heaters.
- M. Wittrock - Discussed removal of lamb on premises.
- B. Huntress - Sent e-mail regarding placement of mobile home and storage building Permit.
- D. Lueders - Remove shipping container, lumber, junk from premises.

Pool report was next, with Williams stating that repairs from recent vandalism to restrooms had been made. Witnesses Heather Phelps and Adam Layfield indicated that Luke Wobus could have been involved in vandalism. Board members discussed reward for reporting and conviction of vandalism. Williams said that the pool would officially open Memorial Day weekend with pool monitor on duty.

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On Lakes and Fish Committee, Watne reported that the dam mowed good with new mower and also used it to mow spillway, paying operator \$50.00. Watne discussed using this mower to clean around clean-up area and small pond. Board discussed tree removal at toe of dam and repair of sloughed off area. Watne said he expected a bid next week and would do a phone approval of board members before proceeding.

Board discussed the Cecil Baker single lot home and Doug Teeler's old truck, trying to determine best way to handle these problems. Board also discussed reward procedure for reporting of vandalism. Motion was made by Sheffield that A \$500.00 reward be paid to person(s) reporting vandalism that leads to conviction. Motion was seconded by Williams and unanimously approved.

Roads and Parks report was given by Hofferek, stating that he left messages with County Commissioner but had received no response. Sheffield said he would attempt to talk with Commissioner and Goranflo said he also would help. Watne suggested getting the school bus route through the subdivision to use in requesting road repairs.

Nominating committee discussion followed, with Watne indicating that his term was up but that he was willing to continue on board and to head lakes and fish committee if re-elected. Hofferek stated that he intended to resign his board position at the annual meeting. This will leave three board positions open when the recent resignation of Bill Nance is included.

Board discussed Cecil Bakers single lot home and Doug Teeler's old pickup, trying to determine best way to handle these problems.

There being no further business, Watne made a motion that the meeting be adjourned. Motion was seconded by Williams and approved by board.

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George C. Mick, Secretary

# Indian Lake Owners Association

Regular Meeting June 28, 2003

## Minutes

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

Board Members Absent: None

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

Architectural Committee report was next on the agenda and Chairman Sheffield reported on recent activities, including:

~~Sent approval~~ <sup>Application</sup> to Phil Webb for building.

Issued a permit for Koopman's to build playhouse and storage building.

Approved a permit for carport for Dan Gomez; received late but all was o.k.

Discussion with Rebecca Huntress concerning position of mobile home on her property.

(Mobile home previously approved but was not set back within deed restriction guidelines. Sheffield will send letter. Huntress plans to obtain survey.

Letter sent to Levermann concerning old car (car has now been moved).

Letter to C. Ruiz to cleanup around property and remove old water heater.

Letter to Strickland concerning ~~mobile home skirting~~ <sup>STOR BLDG.</sup>

Letter to Mike McGinnis to remove old vehicles.

Letter to Haynes concerning trashy yard.

Sheffield noted that Don Morizot had done nothing as yet about cleaning up fire damage to his double wide on Big Bow and that he planned to contact County to see if something could be done. Sheffield also said he planned to contact the health department regarding the Annie Mills property.

Sheffield concluded by saying that he wanted to contact an attorney to file suit if necessary regarding the Garcia property. He plans to send letter with specific time limit for correction. Motion was made by Duggan to go ahead with attorney. Motion was seconded by Williams. Vote was unanimous in favor of the motion.

Hofferek deferred his committee report to allow County Commissioner Clara Beckett to discuss the road situation and her plans for the future regarding repairs and upgrades. Beckett explained that the County had purchased new equipment for patching roads and it had been used to make some repairs

at entrance. She said that no paving was planned this summer for Indian Lake or Thunderbird.

Beckett discussed county roads in general, drainage along these roads, and was studying school bus routes to determine priorities for repair or repaving. She noted that the county had built several bridges and was planning to create a driveway permitting process relating to placement and installation of culvert pipes.

Williams reported on Swimming Pool, stating that major repairs were nearly all complete following the recent vandalism. He said that steel gates had been placed on restroom entrances and would be locked at night. He suggested possible use of combination locks on gates by owners who used facilities after normal hours. He said he plans to do some painting and to repair rotted wood as needed. Williams said he also planned to install heavy wire roof over restrooms.

Doug Watne reported on lakes and fish, stating that fish had been stocked into lake recently, including some channel catfish. He said that some work toward dam repair had been done, that being the clearing of trees below dam and repair of the sloughed off area. He noted that the slough repair had opened up again following recent rains. Watne said he thought best repair might be to dig a large trench and fill it with powder concrete mix and pack with clay. After discussion, a motion was made by Duggan authorizing Watne to go ahead with these repairs, setting a maximum expenditure of \$10,000.00. Motion was seconded by Williams and vote was unanimous for approval. Watne mentioned that the pipeline company might be contacted for possible assistance on the project.

Under old business, Goranflo reported on nominating committee for upcoming annual meeting. He reported that Hofferek had offered his resignation from the board, effective on the day of the annual meeting, and that he had been in contact with James Welch who agreed to be appointed to the board to fill Hofferek's unexpired term and assume the roads and parks committee chair. Goranflo said that the board position previously held by Bill Nance was expiring and that he planned to appoint Bill Adkins to this position and submit his name for full-term election. Watne's term also is expiring but he has agreed to serve again if elected.

Under new business, it was suggested that newcomers to the subdivision be given copies of deed restrictions and association by-laws. The awarding of door prizes at the annual meeting was discussed and a motion was made by Sheffield that the main door prize once again would be a \$60.00 credit toward annual dues for the lucky winner. Hofferek seconded the motion. Vote was unanimous in favor of the motion. Efforts would be made to secure donors for additional door prizes.

There being no further business, meeting was adjourned.

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George C. Mick, Secretary

# Indian Lake Owners Association

Regular Meeting - August 30, 2003

## Minutes

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

Board Members Absent: Bill Adkins

Meeting was called to order by President Goranflo. Roll call was taken and it was determined that a quorum was present. Minutes from previous meeting were read and approved. Financial report was read and motion was offered by Sheffield that it be filed for audit.

Architectural Committee Report was next on the agenda, and Chairman Sheffield provided a long list of recent activities, including notifications to:

Sherie Anderson (188 Chickasaw) concerning mobile home skirting and personal trash at pool container.

Cecil Baker of Houston (374 Big Bow) concerning junk truck.

Odell Bishop (100 Buffalo Run) concerning second notification for removal of plumbing fixtures and junk truck in yard.

Ramona Bradford (Sec II, Lot 190) concerning unregistered and unlicensed car.

Joseph Garcia (202 Willis Lane) sent certified mail giving ten day notice before legal action.

Ernest Gray (Sec II, Lots 380-82) concerning junk cars and truck.

Tony Leverman (129 Chickasaw - tenant property) concerning old appliance and trash.

Greg McDonald (385 N. Big Bow) concerning tall grass and junk behind mobile home.

Martha Miller (188 Chickasaw) concerning damaged storage building and junk car.

Annie Mills (House on Peace Pipe) second notice concerning trash - sanitation department has posted a notice.

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David Thompson (MH at Deer Run and Tejas) concerning run down condition and old water heater and trash in yard.

David Casbeer (house on Chickasaw) concerning roofing.

Vivian Fry (MH near entrance on Tejas) concerning missing skirting.

Clarence Goerlitz (120 Tejas) to remove items from yard that is not lawn furniture.

Gerald Haynes (Buffalo Run at Peace Pipe) 2<sup>nd</sup> notice of May request to clean messy yard.

Phyllis Hempel (Sec II, Lot 486) concerning skirting and small building.

Becky Huntress (105 Deer Run) concerning placement of mobile home.

Raymond Luchak (N. Big Bow) concerning appliance on side porch.

Deborah Lueders (Buffalo Run) concerning steel cargo container on her property.

Gloria McPherson (Sec II, Lots 228-30) 2<sup>nd</sup> notice concerning abandoned MH, high weeds.

Don Morizot (420 N. Big Bow) concerning cleanup following fire and notification to sanitation department.

Carlos Ruiz (Peace Pipe) concerning junk, old water heater, tires.

Kathy Soracchi (Sec II, Lots 296-97) concerning vacant MH, weeds, trash.

Called sanitation department concerning:

Mike McGinnis (117 Blackfoot)

Phyllis Hempel (Old Strickland Place on Tejas: possible open septic tank.

Joseph Garcia (Willis Lane) to check on septic for illegal mobile home.

Carlos Ruiz (peace Pipe) to check tires on property.

Personal contact made to:

Major Smoot concerning camping on Big Bow.

Committee reports were delayed to allow Matt Kosler to address the board. Kosler is in charge of pool maintenance and wanted to discuss a recent problem at the pool while he was on vacation. Kosler explained that he had notified pool chairman Brad Williams that he was going on vacation and Williams indicated he would care for pool while Kosler was gone. Williams was called out of town on a family matter for a couple of days, and with no care, pool turned green. The green pool was



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reported to Goranflo and he in turn contacted Kosler. Ensuing conversation between Goranflo and Kosler resulted in Kosler being dismissed by Goranflo. Upon return from out of town, Williams called Goranflo stating that he was resigning from the board. Goranflo asked that he submit his resignation in writing.

Williams acknowledged blame for the pool problem and asked why Kosler had been dismissed. Williams said he would submit written resignation effective August 31<sup>st</sup>.

Sheffield made the comment that he thought both Williams and Kosler had been doing a good job. Duggan agreed and said he did not want Williams to resign.

Goranflo admitted that he had over-reacted and extended his apologies to all concerned. Kosler was reinstated to his pool maintenance job and Williams said he would think over his resignation. The matter apparently was settled. Williams said he had no pool report.

Concerning Lakes and Fish, Watne reported that the lake level was down a little. He also said planned repairs on the dam were scheduled to start on September 2<sup>nd</sup>. Plans were to dig out the slough area in sections with a track hoe, add concrete, cover with clay, and then dirt, hopefully to be seeded with grass. Watne said he planned to contact the pipeline company to see if a ditch near the pipeline could be deepened to help drain the area.

Welch was next on Roads and Parks Committee, stating there was very little to report. He said he was working on a priority list that would be submitted to County Commissioner Clara Beckett. She had asked for such a list to help her decide on needed improvements. Sheffield made the comment that there had been good response from Commissioner Beckett when problems were found.

Art Ambrose, a property owner attending the meeting, reported a missing sign at the corner of Tejas and Sundance Streets. Sheffield noted that a sign on Peace Pipe had been turned around.

There being no further business, meeting was adjourned.

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George C. Mick, Secretary

# Indian Lake Owners Association

Regular Meeting - December 13, 2003

## Minutes

Board Members Present: Richard Goranflo, Tom Duggan, James Welch, and Gene Garcia

Board Members Absent: Bill Adkins, Doug Watne, and Travis Sheffield

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

Architectural Committee Report was next on the agenda and Welch gave report since Sheffield was absent. Welch said that Joseph Garcia and Deborah Lueders had not responded to several deed restriction violation notices and that Sheffield wanted to engage the services of an attorney to pursue compliance as soon as funds were available. It was noted that Don Morizot has had a large dumpster at his fire-damaged home for a good while but it was determined that the use of the dumpster was probably temporary.

After discussion, a motion was made by Duggan that Sheffield be authorized go ahead with the legal action against Joseph Garcia and Deborah Lueders. Motion was seconded by Garcia and vote was unanimous in favor.

Welch said that Sheffield had questioned the ongoing expense of the pay phone at the pool. After discussion, a motion was made by Welch to do away with the pay phone. Motion was seconded by Duggan and was unanimously approved. It was also decided to discontinue other phone if by-laws permit it. Welch said that Sheffield urged immediate implementation of collections effort to try and improve financial condition and to possibly consider a special assessment for dam repair.

Chairman Garcia reported on swimming pool, stating that he was going to pursue repair of concrete and tile around east skimmer on pool. (Pool has been leaking considerable water in this area.) Garcia also stated that Matt Kosler was doing O.K. with pool maintenance. Garcia concluded by stating that he plans to revamp keys, locks, and chains at pool.

As Watne was absent, Goranflo offered lakes and fish report, stating that Watne had prepared a sketch of possible dam repairs and was seeking a bid for pushing dirt up from pond dam to decrease slope on backside of lake dam (especially in slough area), estimating cost of this repair at \$4,200.00. Board discussed dam repairs at length. Duggan commented that swimming pool could be closed down to save money.

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Chairman Welch reported on roads and parks, stating that he had prepared two lists that have been submitted to County Commissioner Clara Becket. First list concerned condition of signs within the subdivision, ranging from missing street name signs and stop signs to suggestions for better and more effective sign placement. Second was a list of priorities of needed road repairs that Commissioner Beckett had requested when she attended an earlier board meeting. This list included needed paving repair, correcting of several possible hazards, and a question as to who is responsible for the maintenance of cul-de-sacs. It has been stated that when the county accepted the roads as county roads and would be controlled and maintained by the county that the cul-de-sacs were not accepted.

There being no other old or new business that had not been previously discussed, meeting was adjourned.

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George C. Mick, Secretary