

Indian Lake Owners Association

Regular Meeting - February 28, 2004

Minutes

Board Members Present: Richard Goranflo, Tom Duggan, Bill Adkins, Gene Garcia, Travis Sheffield, and Doug Watne.

Board Members Absent: James Welch

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. Discussion followed concerning collection procedures. No action was taken.

Sheffield reported on architectural committee, stating that a new double-wide had been moved in on Chickasaw and had not obtained permit. He said that there was a mobile home pad going in on Deer Run but no one had applied for a permit. Sheffield said he was obtaining photos of Debbie Lueders property that would be used if legal charges were filed. Garcia said he had talked to Don Morizot about the portable steel building on his property and was told that the building was temporary, holding furnishings from Morizot's burned double-wide.

Garcia reported on pool, stating that pool maintenance man Matt Kosler had left for a few days and that Garcia cared for pool while he was gone. Goranflo inquired about possible repair of old leak on pool. Garcia said that repair was on hold due to the financial condition of ILOA. Board again discussed this needed repair but determined to put it on hold pending repair of dam. Discussion followed concerning closing the pool as a money saving measure. Duggan made a motion that the pool be closed temporarily until dam problems were resolved. Motion was seconded by Garcia. Vote for the motion was unanimous. Pool would be drained and equipment shut down.

Dam repairs were briefly discussed, mostly concerning the effectiveness of the leak sealant that had recently been added to the lake in the leak area. Watne said that leakage appeared to be reduced but the weather needed to dry some out before effects of sealer could be determined.

Welch was absent but had provided his Roads and Parks report to Goranflo before the meeting. Welch wrote that he had little to report regarding roads and parks, but expressed his concern with the way four-wheel drive vehicles were tearing up the spillway area. He said "there is a fresh set of tracks that goes up the bank from the spillway on the lake side into the park. Both sides of the spillway are cut to pieces. I have experienced tire tracks where someone turned into my yard on Wigwam and back out onto the road. This is getting out of hand. I think we should post the spillway area prohibiting any off-road traffic. I am also wondering what it would cost to mount motion cameras at strategic locations to have photo evidence of these violators to give the sheriff's office when we file complaints.

Minutes - Regular Meeting - February 28, 2004 - Page 2

Welch continues: "I am really disturbed by the ones that throw their trash out along the roads and litter. A letter to each resident living in the S/D from the Board asking their help in identifying those responsible might help. If they would only make note of license plate numbers, description of vehicle, time, place and date of the violation, and give me or anyone on the Board we could pass the information on to the sheriff's department. We are not asking that they confront the violators. If that word gets out to each household, word might get back to those responsible and end some of this. We have got to take control of our S/D back from those who would trash it. I have had complaints of two young men in a gray car that threw a beer bottle out of the car and almost hit Bob Merrill who lives at the corner of Sundance and Tejas. I would appreciate you making this known to whoever is at the meeting and see what the Board wants to do about it. Let me know and I will be happy to help with the posting, letter writing, etc."

Board discussed Welch's report and agreed with his findings. Board indicated that Welch should prepare a letter addressing these illegal activities.

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

George C. Mick, Secretary

Indian Lake Owners Association

Special Called Meeting - March 27, 2004

Minutes

Board Members Present: Richard Goranflo, Tom Duggan, Bill Adkins, Gene Garcia, James Welch, and Doug Watne.

Board Members Absent: Travis Sheffield

Meeting was called to order by President Goranflo. Roll call was taken and it was determined that a quorum was present. Goranflo explained that the purpose for this called meeting was to discuss the swimming pool situation.

Following the February meeting when the decision was made to close swimming pool, pool maintenance man Matt Kosler was notified that his services would not be needed as long as pool remained closed. Kosler was apparently upset with discontinuation of pool maintenance, and was now refusing to do mowing within the subdivision that he had done previously. Efforts to contact Kosler to discuss the matter were unsuccessful.

Property owner Ernie Barnes was a guest at this meeting, and explained that he had done a great deal of research into the ILOA financial situation. Barnes had several proposals, the first concerning pool operation. Barnes stated that if the pool were re-opened, he would do pool maintenance for \$200.00 per month rather than the \$300.00 that had been paid to Kosler for the same service. Barnes suggested that pool chemicals be purchased from Wal-Mart at prices that would be cheaper than those currently being paid. He also proposed replumbing of pool filters so that only one pump would need to be in operation, saving electric consumption.

Another proposal by Barnes was that he would be willing to do the mowing previously done by Kosler for the same pay Kosler had received.

Barnes' final proposal was that he would be willing to do "clerical" work now being done by George Mick at a lower rate of pay.

No action was taken regarding Barnes' proposals.

Duggan reminded that there was no plan to reopen pool until dam problems were resolved.

General discussion followed concerning rate of pay for various mowing jobs. Board was generally in agreement that adjustments needed to be made.

Minutes - Special Called Meeting - March 27, 2004 - Page 2

Conversation reverted back to pool repairs should pool be re-opened. Barnes stated that he could make temporary repairs to pool leak for approximately \$100.00.

Dam repairs were briefly discussed, with general consensus that work continue on trying to stop leakage, possibly needing to add more bentonite sealer. Watne again said that leakage was greatly slowed down but that until weather dried out some you couldn't really tell. All agreed that it would not be wise to repair slough-off area again until leak was stopped.

After some discussion, Welch made a motion that Kosler be officially notified that his services would no longer be needed, both for pool maintenance and mowing. Motion was seconded by Watne. Vote in favor of the motion was unanimous.

Another motion was made by Duggan that Barnes be authorized to replumb filters to operate with one pump, that time clock for pump operation be utilized, and to make temporary repair to leak in pool, with leak repair estimated at \$100.00. Motion was seconded by Watne. Vote was unanimous in favor of the motion.

After discussing pool maintenance, a motion was made by Watne that pool chairman Garcia handle pool maintenance for no pay, and that Garcia's offer to mow pool area for no pay be accepted. Motion was seconded by Welch. Vote was unanimous in favor of this motion.

No action was taken regarding rate of pay for mowing. Board agreed that volunteers would do mowing temporarily to help determine time required for mowing various areas so that rate of pay could be determined.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting - April 24, 2004

Minutes

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

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. Motion was made by Duggan that minutes be accepted with two corrections. Motion was seconded by Sheffield. Vote was unanimous in favor of the motion. Financial report was read. Welch made a motion that financial report be accepted. Motion was seconded by Watne. Vote was unanimous in favor of the motion.

Sheffield reported on architectural committee, stating that two letters had been sent out from attorney concerning deed restrictions on Lueders and Garcia properties. Letters gave owners 30 days to comply before further action was taken. Sheffield said he had issued two permits, one to Chris Johnson for wood fence and replacement of carport, and the other to Danny Gomez to place mobile home on their property. Sheffield also said he had denied permit from prospective buyers wanting to store travel trailer on lots in Section III with no plans to build.

Sheffield said there was a problem on Deer Run with new owners of mobile home dumping a great deal of building scrap while remodeling interior and that he intended to call County sanitation department to look into the matter. Sheffield stated that a large fifth-wheel travel trailer had been moved in on north Big Bow and had been hooked up to septic in violation of restrictions and that he would contact owner.

Garcia reported on swimming pool, stating that pool had been drained and all equipment shut down. He said that a submersible pump had been purchased to pump out pool periodically. Board discussed how often this water should be pumped out and also the possibility of getting some type of mosquito repellent to keep mosquitoes from breeding in water. Garcia said that the filter plumbing conversion and temporary leak patch had not been done, pending a decision as to whether or not to open pool.

Board discussed possible reopening of pool. Goranflo said it might be a good idea to go ahead with plumbing conversion and pool patching so that pool would be ready if decision was made to reopen. Property owner Ernie Barnes, a guest at the meeting, said that he could do plumbing rework and patching for approximately \$150.00 in materials. After discussion of these projects, Sheffield made a motion that pool remain closed until such time as dam problem was resolved. Motion was seconded by Garcia. Vote was unanimous in favor of the motion.

Minutes - Regular Meeting - April 24, 2004 - Page 2

Watne reported on Lakes and Fish, primarily discussing dam repairs. Watne said that there was still considerable seepage in the slough-off area. He indicated that more bentonite sealer may need to be added. Other methods of repair were discussed, including possibility of injecting concrete into dam to cut seepage. General agreement was to try more bentonite, this time trying to make application using a pump truck. Watne said he would try to obtain some cost information and would do a telephone poll of board members before proceeding. Watne concluded by noting that signs were down at boat ramp and that he would get new posts and cement them in.

Roads and Parks report was next, with chairman Welch reporting that the County had been doing a good bit of patching on streets. He said that County did have plans for paving rework for several streets in the very near future. Welch reported on the results of his volunteer mowing to obtain time required for mowing certain areas. He reported these times, noting that times did not include any mower prep or repair and did not include any weedeating.

Welch also said that the entrance area had several obstacles for mowing, including a valve box, stumps, and numerous ruts, primarily around the telephone equipment building. He said he would contact telephone company and see if they would come out and smooth out ruts in area of building. Final decision on mowing was to get bids from several parties.

Goranflo brought up the annual clean-up for discussion, stating that this was usually the time of year clean-up was held. Board discussed clean-up, noting that Skip Wobus would not be available this year and that Pat Coldsmith would no longer be able to head up the effort. It was noted that Commissioner Clara Beckett had said that County could provide trucks to haul off clean-up materials. Welch said he would call Commissioner Beckett to see if trucks would be available and what date would be good for the County. Decision was made to continue burning brush and limbs on site during clean-up.

Goranflo also brought up the need for nominating committee to select candidates for board positions coming up at July annual meeting. Discussion ensued concerning whose time was expiring and who was filling unexpired terms and Goranflo said he would check records to determine. Sheffield stated that his term was expiring and that he would not consider serving again. No further action concerning nominees was taken.

Ernie Barnes pointed out that the light on fishing dock was out as well as security light at boat ramp. Board discussed light on fishing dock and decided not to repair this light and to disable electric circuit feeding this light. Light on boat ramp is a Bluebonnet-rented light and they are responsible for repair. Bluebonnet will be informed on need to fix this light.

Final item of business was George Mick informing the Board that he intended to retire from his job as secretary at the end of May. Mick indicated that his business was filling nearly all of his time. Mick also said that change of secretaries at this time of year was appropriate because there was not a lot of activity, such as during billing season.

There being no further business, meeting was adjourned.

George C. Mick, Secretary

Indian Lake Owners Association

Regular Meeting – June 26, 2004

Minutes

AMENDED

Board Members Present: Richard Goranflo, Travis Sheffield, Doug Watne, and Gene Garcia

Board Members Absent: and, Thomas Duggan, James Welch, William Adkins

Meeting was called to order by President Goranflo. A roll call was taken and it was determined that a quorum was present. The Minutes from the previous meeting were read. Motion was made by Travis Sheffield that Minutes be accepted with no corrections. Doug Watne seconded the motion. The vote was unanimous in favor of the motion. The Financial Report was read. Travis Sheffield made a motion that the Financial Report be accepted. Motion was seconded by Doug Watne. Vote was unanimous in favor of the motion.

Architectural Committee: Travis Sheffield

Travis Sheffield reported that two permits were issued for the erection/building of storage sheds in the subdivision and that subsequent inspections by him indicated that the building followed code.

Sheffield reported that the legal action against the Lueders and Garcia properties for deed restrictions violations were progressing and legal council would be filling the court papers within the next two weeks. The Judge, being out of town, has caused a short delay in filing and setting a court date.

Sheffield indicated that it was most important that all ILOA Board members be present in court for the court hearing. Otherwise, the Judge would probably dismiss the case. Sheffield expects to hear from legal council on the filing of the court papers early next week.

Sheffield reported on his follow-up of the large amount of trash and metal being dumped on the property on Deer Run due to remodeling of the property. His call to the Sanitation Department resulted in the trash and metal being cleaned from the property and hauled to the bar-ditch. It was noted that Clara Beckett, the County Commissioner, might agree to haul the trash away for the ILOA.

Sheffield reported that time has not permitted his follow up on the illegal camping/living in a 5th. Wheel trailer on South Big Bow where the trailer is hard-wired for septic which is against deed restrictions.

Pool Committee: Gene Garcia

Gene Garcia had no pool business items other than that Ernest Barnes had pumped the pool out again after the big rains.

Minutes June 26, 2004(Cont'D)

Garcia indicated some concern over the quality of work being performed in the cutting of the grass.

Richard Goranflo suggested that a sign be placed on the pool fence indicating that the pool would be closed for the rest of the swim season. Garcia indicated that he would post a sign.

Lakes And Fish: Doug Watne

It was noted by the Board that, as requested, Clara Becket had been dumping excess dirt and fill material from the road repairs and ditching near the pond below the dam. This fill material would be used by the ILOA to fill in the pond.

It was suggested that perhaps the Board could get Clara to push the dirt into the pond with one of her heavy road machines. Ernest Barnes reported that he had made such a request to Clara.

Watne reported that an additional 4,000 pounds of Bentonite has been dumped into the lake in an effort to control the continuing seepage from the dam.

A lot owner, name not known, came by and offered some additional information and documentation on the dam in the form of dam design specs that was not previously available.

Upon close examination of the dam design specs by Doug Watne, it was indicated from an engineering drawing that the dam had been deliberately designed to leak by the placement of a gravel leach field in the dam at the approximate site where the dam is slumping and leaking.

This was a new perspective on the 'Dam Problem'. After discussion, it was suggested that the dam slump area be filled in with the dumped material left by Clara by the pond. Watne indicated that he would get an estimate on performing this task. Goranflo indicated that it might be possible to obtain 'seeded-material' from Clara to spread on top to re-establish the grass.

Watne reported that time had not permitted him to reset the broken sign in the boat dock area.

There was continuing discussion about the cutting up of subdivision right-of-ways by vehicles. It was indicated that no real solutions were available to this problem except to try and catch and report these individuals.

Garcia and Watne confirmed that Time Warner has plans to run cable in the Indian Lakes Subdivision.

ROADS AND PARKS: James Welch

None: Welch Not Present

OLD BUSINESS: None not previously discussed.

NEW BUSINESS:

New ILOA Secretary:

Goranflo reported that the present meeting would be the last for ILOA's present secretary George Mick. George had previously indicated his intention to relinquish Secretarial duties due to the pressing needs of his swimming pool business.

Minutes June 26, 2004(Cont'D)

Watne then made a motion to accept the resignation of George Mick immediately and to appoint Ernest Barnes as secretary to assume immediate responsibility for such duties and to serve for the same rate of pay as currently paid to George Mick.

Garcia seconded the motion. The motion was unanimously carried. Barnes immediately assumed the Secretarial duties.

Upcoming Annual Meeting:

Goranflo informed the Board that three positions were expiring and would be open for nominations at the upcoming annual meeting. The positions are: Travis Sheffield, Gene Garcia and Tom Duggan. Sheffield indicated that he would not be a candidate for reelection. Gene and Tom have agreed to serve again on the board if reelected.

Sheffield noted that all Board Committee assignments would expire at the end of the annual meeting and that a newly elected President would then proceed to appoint Committee Chairpersons.

Goranflo reported that Stella Pease has agreed to stand for election to the Board at the annual meeting and would agree to serve as head of the Architectural Committee if elected and appointed.

Goranflo reported that his wife Norma was heading up an ad-hoc committee to collect door prizes for the annual meeting and that any help from other Board Members would be appreciated.

Goranflo asked Barnes to check into any additional fees required by the VFW in order for the ILOA to hold the Annual Meeting Covered Dish lunch at the VFW. Barnes agreed to follow up on this item and report back. Goranflo indicated that the Board would provide the main meat dish, perhaps barbeque, for the covered dish lunch. Sheffield suggested that the ILOA could supply disposable forks, eating utensils, napkins, etc for the lunch. It was agreed to hold off sending the Notice of Annual Meeting until this issue was resolved.

Goranflo proposed that in order to raise money to reopen the pool and perform much needed pool repairs that an annual dues increase be proposed at the annual meeting. The amount would be \$2.00 a month or \$24.00 a year bringing yearly dues to \$84.00. Goranflo will research the By-Laws to insure that such an action can be placed on the Annual Meeting Agenda on short notice in that the Notice of Annual Meeting would have to include this action item.

Watne formally proposed that the ILOA dues be raised from \$60.00 to \$80.00 a year. Garcia seconded the motion. Garcia and Watne voted for the motion. Sheffield voted against the motion. The motion failed in that Association By-Laws require the unanimous approval of the Board before such action can be presented at the Annual Meeting

Barnes indicated that he would get to Annual Meeting early to set up. The Board Members agreed to stay after the Annual Meeting and clean up the VFW hall if in fact the lunch is held at the VFW. The alternate place for the lunch will be at the pool area. There being no further business the meeting was adjourned.

Ernest W. Barnes-Secretary

Indian Lake Owners Association

AMENDED

Regular Meeting – August 28, 2004

Minutes

Board Members Present: Richard Goranflo, Stella Pease, Doug Watne
Thomas Duggan, James Welch & Bill Adkins
Gene Garcia

Board Members Absent: None

Guest Present: Brad Pase & Martha Nappier

Committee Personnel Present: Travis Sheffield-Architectural Committee

Meeting was called to order by President **Goranflo**. A roll call was taken and it was determined that a quorum was present. The Minutes from the previous meeting were read. Motion was made by **Thomas Duggan** that Minutes be accepted with no corrections. **James Welch** seconded the motion. The vote was unanimous in favor of the motion. The Financial Report was read. **Bill Adkins** made a motion that the Financial Report be accepted. Motion was seconded by **Thomas Duggan**. Vote was unanimous in favor of the motion.

Architectural Committee: Stella Pease

Stella Pease reported that 15 letters on code violations had been sent out and that she would follow up on them. **Stella** also noted that **Travis Sheffield** would serve on an Architectural Committee to assist up in the pending legal matters between two property owners and the ILOA. **Travis Sheffield** indicated that hopefully he would have more information for the Board at the next meeting on obtaining permanent injunctions against two code violators in getting those respective issued resolved.

Pool Committee: Gene Garcia

Gene Garcia expressed his concern about the cost of operating the pool with our current financial condition. Gene also expressed his concern about who exactly was responsible for coordinating the cutting of grass in different areas. After some discussion, it was agreed that **James Welch** would assume the responsibility of coordinating when the grass was cut for all areas. **Welch** also indicated that he would see what additional cost would be involved in cutting the sloped area between the pool area and the spillway area. **Doug Watne** expressed some concern about the grass equipment maintenance. **Welch** informed all that **Matthew Kosler** was responsible for maintaining the equipment such as sharpening the blades, changing the oil and other such equipment maintenance.

Lakes And Fish: Doug Watne

Doug Watne reported that the Dam had been inspected by a team from the Texas Environmental Commission and that they would be sending the Association a report on the results of their inspection

Goranflo indicated that fill dirt was available from the County for about \$15.00 per load and suggested that this might be a good source for dirt when it came time to fill in the sloughed-off area of the dam. **Goranflo** also expressed concern about filling in the pond. Other Board Members agreed that this idea should be given more thought. **Watne** indicated that he thought that the estimated cost of dirt work to fill in the slough-off area of the Dam might be as high as \$7,000.00. **Goranflo** indicated that \$7,000.00 would be outside of the Association's means and that we should contact **Clara Beckett**, the County Commissioner to see if she could give us some help. **Watne** indicated he would explore the possibility of getting the tinhorn removed from the pond area. The Board agreed to wait for the results of the inspection before proceeding with any additional work on the dam.

Doug indicated that some of the carp in the lake are dying and that perhaps we should explore an environmental friendly solution. **Duggan** indicated that expensive modifications would have to be made to the spillway before the Game and Fish people would approve additional carp for the lake. **Watne** indicated that there were environmentally friendly chemical weed killers that could be used and indicated that he would explore this option. **Welch** said he would talk to a licensed commercial applicator about applying chemicals to the lake. **Watne** indicated that even if the required modifications were made to the spillway, that we could get carp only one more time.

ROADS AND PARKS: James Welch

Welch expressed the Board's appreciation for the road work performed by the County Commissioner, **Clara Beckett** and that as soon as she completed the work by applying a final seal-coat, that the Board should write her a letter of appreciation for the work performed. A motion was made by **Welch** to write the letter of appreciation and seconded by **Adkins**. The motion passed unanimously. **Goranflo** said he would write the letter at the proper time.

Welch reported on the latest developments in the cases of vandalism that has plagued the community. The father of one of the teenagers that was involved had found the street signs, returned them and agreed to pay for any expense in replacing them. Since the signs are County property, it was indicated that **Clara Beckett**, the County Commissioner was handling this problem.

Welch also reported that the sign at the entrance had been repaired by one of the residents. The resident was not named but it was speculated that the resident might have some interest in or connection to the family of one of the teenagers involved in the street sign vandalism. No individuals involved in damaging the front entrance sign were identified.

Welch also suggested that an effort should be made to form a group of community citizens to take responsibility for picking up trash on different roads in the community. **Welch** also suggested that our community should 'adopt' approximately one-mile of road on 153 in front of the ILOA entrance and keep it clean of trash. There was no formal motion made in regard to this issue.

Welch indicated that all residents should participate in enforcing the lawful curfew for teenagers.

Welch then proposed that we contact **Clara Beckett**, the County Commissioner about 'Neighborhood Crime Watch Signs' to be placed in the community.

OLD BUSINESS: None not previously discussed.

NEW BUSINESS:

Secretary **Barnes** suggested that the fiscal year for the Association be changed from July - June to a calendar year (January - December) to coincide with how revenue is received thereby making budgeting more meaningful. The change would take place beginning in January 2005. A motion was made to this effect by **Adkins** and seconded by **Duggan**. The vote was unanimous.

Goranflo indicated that perhaps it was time to seriously consider raising the Association yearly dues. **Watne** indicated that the dues had not been raised in eleven years. **Adkins** made a rather clear analysis of income versus expenses and the need to accept the fact that things cost more now than they did eleven years ago and that if we wanted to reopen the pool and provide the level of service that was expected by the residents that it was definitely time to think seriously about raising the dues.

Secretary **Barnes** then gave a detailed analysis of the dues situation noting exactly how many people paid dues, how many did not, and the ever decreasing number of lot owners due to residents buying additional lots for which no additional dues were collected in that a resident only pays \$60.00 in dues regardless of how many lots are owned by the particular property owner. **Adkins** final comment was that the dues should be raised and the level of services increased.

Goranflo indicated that the level of dues should be raised high enough such that it would not be necessary to go back to the property owners for several years and ask for more money.

Welch suggested that local residents should pay a larger share of the burden in the financial cost of keeping the Association solvent and that he would be in favor of local residents paying \$120.00 a year and non-residents paying \$84.00 a year in dues. Local residents would be defined as any property with an improvement on it. The motion as stated was made by **Adkins** and seconded by **Duggan**. The motion was unanimously carried.

There was general discussion on imposing a late fee on property owners who do not pay their dues in a timely fashion. There was general discussion that this was a good idea and discussion proceeded on what the late fee should be. Several amounts were discussed with **Goranflo** suggesting \$2.00 to \$4.00 dollars a month for each month that the dues were late. **Watne** suggested that the amount should be higher at \$5.00 a month. After more general agreement, **Watne** made a motion to impose a \$5.00 a month late fee per month after giving a 30 day grace period for the dues to be paid. The motion was seconded by **Duggan** and the motion was carried by unanimous vote.

Brad Pase brought up the situation of the very high weeds on 'Teeler's Island' and volunteered to cut the grass and weeds if the Association's DR mower could be made available. **Barnes** agreed to help and be the Board's representative over the use of the equipment. A motion to this effect was made by **Watne** and seconded by **Duggan**. The motion was carried unanimously.

Secretary **Barnes** suggested, at the encouragement of **Brad Pase**, that perhaps the Board's level of communication could be improved by publishing a newsletter whereby Board actions, concerns and the case for higher dues could be better communicated to the property owners. **Barnes** agreed to publish the newsletter, which would go to only the local residents. There was no formal motion to this effect but was generally agreed that this would be a good idea. **Barnes** indicated he would begin to publish the newsletter immediately.

There was general discussion of the number and location of lots owned by the Association with the idea of possibly selling some of them thereby relieving the Association of having to pay taxes on these lots. **Barnes** said he would locate all lots and present information to the Board.

They're being no further business the meeting was adjourned on a motion by **Welch**, seconded by **Pease** and unanimously carried. ADJOURNED. Ernest W. Barnes-Secretary

Indian Lake Owners Association

Special Called Meeting Held Via Telephone
October 4, 2004

Minutes

Reason For Special Telephone Meeting:

On October, 4, 2004, President Richard Goranflo held a special Board Meeting via Telephone to discuss the special issue of getting an abandoned vehicle removed from the subdivision. Board Members called by the President and participating in the Special Telephone Board Meeting were: Doug Watne, Gene Garcia, Tom Duggan, Bill Adkins and Stella Pease. James Welch was not available for the Special Meeting.

Circumstances And Action Taken:

Past resident, Cecil Baker, having died and leaving no living heirs and or administrators to his estate that could be found by the Indian Lake Owners Association and an abandoned Ford pickup truck having been left on the Baker property for a period of two years without either proper registration or inspection, it was duly resolved that the Indian Lake Owners Association would send the proper notice to the last know address of the deceased as required by law and after such time as specified by law, if no one responded or could be found, that the Indian Lake Owners Association would have the vehicle towed from the subdivision.

Adkins made the proper motion that the Secretary of the Association send a certified letter to the last known address of the deceased demanding the removal of the vehicle and after waiting the time as prescribed by law, that the President would direct a local towing company to remove the said vehicle.

The motion was seconded by Duggan and unanimously carried by those Directors participating in the Special Telephone Board Meeting. Those Board Members being a quorum sufficient for conducting such action.

There being no other matter for discussion; the Special Board Meeting via Telephone was adjourned.

Ernest W. Barnes
Secretary

Indian Lake Owners Association

Regular Meeting – October 30, 2004

Minutes

Board Members Present: Richard Goranflo, Stella Pease, Doug Watne
Thomas Duggan, James Welch, Gene Garcia

Board Members Absent: Bill Adkins, Stella Pease

Guest Present: Brad Pase & Martha Nappier
Mary Beth & Mark Strong

Meeting was called to order by President **Goranflo**. A roll call was taken and it was determined that a quorum was present. The Minutes from the previous meeting were read. Minor corrections were noted and a motion was made by **Doug Watne** that Minutes be accepted with the minor corrections noted. **James Welch** seconded the motion. The vote was unanimous in favor of the motion. The Financial Report was read. It was suggested that an alternate liability insurance cost be explored for less cost. **Gene Garcia** made a motion that the Financial Report be accepted. Motion was seconded by **Thomas Duggan**. Vote was unanimous in favor of the motion.

Sale Of Lots:

The **Secretary** reported that he had found buyers for three ILOA owned lots. **Welch** suggested that only a Limited Warranty Deed be issued to lessen ILOA's liability. A Motion to proceed with the sale of the ILOA lots was made by **Thomas Duggan** and seconded by **James Welch**. The motion was carried unanimously.

Web Site:

The **Secretary** reported that the maintenance of the ILOA Web Site had been assumed by the **Secretary**. It was noted that the time of the Director's Meetings was not noted on the site. The **Secretary** indicated that this would be corrected.

ILOA Lawyer:

General dissatisfaction was expressed with the ILOA Lawyer in that a Permanent Injunction against **Leuders** and **Garcia** should have been issued by now and that the lawyers was not responsive to the Chairperson of the Architectural Committee, **Stella Pease**. On a motion made by **Thomas Duggan** and seconded by **Gene Garcia**, it was proposed that the President, **Richard Goranflo** sent a Certified Letter, Receipt Requested to the ILOA lawyer indicating the ILOA's dissatisfaction and directing the lawyer to respond immediately and directly to **Stella Pease**. The motion was unanimously passed.

Minutes October 30, 2004(Cont'D)

Questions:

Visiting guests asked two questions from the floor. The first question expressed concern about the 5th. Wheel on Big Bow belonging to Major Smoot and the fact that its presence violated ILOA restrictions. The second question/concern was the clear up of Moritz's place that burned on Big Bow. The response was that the Architectural Committee has both of these situations noted.

Vehicles:

It was suggested that the question of non-compliant vehicles within the subdivision. It was suggested and agreed upon that these individuals should be reported to Ross Johnson of the Bastrop Environmental Department. A motion to this effect was made by **Welch**, seconded by Duggan and unanimously carried.

Pool Committee: Gene Garcia

Gene Garcia suggested using Luke Wobus to do some mowing in order to work off the debt created when ILOA repaired the bathroom facilities damaged by Luke. There was concern expressed about Luke being underage. However, it was suggested that Luke could make restitution by painting the guardrails at the swimming pool area. A motion was made to this effect by **Welch** seconded by **Garcia** and unanimously carried.

Lakes And Fish: Doug Watne

Watne reported that the old damaged sign near the boat ramp Was taken down, rebuilt by Duggan and replaced by the **Secretary**. It was noted that the phone number on the sign needed to be updated.

Watne reported that he had repaired the siphon valve on the large dam drainage pipe and that it now needed to be tested. **Watne** suggested that the ILOA go ahead and buy a commercial pump to be used for this and other purposes by the Association. A motion to purchase the pump, with a limit of \$500.00 was made by **Watne**, seconded by **Duggan** and unanimously carried.

Goranflo reported that he had replied to the Texas Environmental Commission with a formal letter on the ILOA's plan to made the required dam repairs by following the advice of previous engineering reports.

It was agreed that the ILOA could go ahead and repair the spillway at a cost of \$639.00. A motion was made by **Watne**, seconded by **Welch** and unanimously carried that the **Secretary** go ahead and get this work done and to take pictures of the repairs both before and after.

There was general discussion of how to control the weeds in the lake without using harmful chemicals. Corn meal was suggested. It was agreed that the County Agent be consulted on environmentally friendly weed killers.

ROADS AND PARKS: James Welch

Welch reported that there had been no response from **Clara Beckett** on his request for neighborhood Crime Watch Signs.

Minutes October 30, 2004(Cont'D)

Welch reported that there had been no response on his request in the Newsletter for volunteers to pick up trash in the sub division.

Tom Duggan and **Martha Napper** volunteered to pick up N. Big Bow. **Goranflo** said he would pick up Blackfoot and **Watne** said he would pick up Wampum.

Welch reported that he had a contract in hand from the State Highway Department for the ILOA to contract to pick up trash 4 times a year on 153. One mile in each direction from the sub division entrance. A motion to sign the contract was made by **Garcia**, seconded by **Duggan** and unanimously carried.

The enforcement of speed limits within the sub division was discussed with the general consensus being that not too much could be done about it unless the Sheriff's Department caught the speeder in the act.

OLD BUSINESS:

The **Secretary** reported that new combination locks had been placed on all lockable enclosure belonging to the ILOA except one and that he would get one additional lock.

The **Secretary** reported that **Teeler's Island** had been mowed by the **Secretary** and **Brad Pase** using ILOA's DR mower.

After a discussion of the motion passed at the last Directors Meeting, it was agreed to table any further discussion of increasing the Association Dues until later.

A motion to sign up for access to a special website dealing with Home Owners Associations and their associated problems and solutions was made by **Welch**, seconded by **Duggan** and unanimously carried. The cost was reported by the **Secretary** to be \$89.00 a year.

On a motion made by **Duggan** and seconded by **Welch** it was agreed that the ILOA would pay the cost of the ILOA **Secretary** becoming a Notary Public. The motion was unanimously carried. The **Secretary** would provide free Notary Services to the ILOA.

The **Secretary** suggested that the ILOA reinstall the ILOA telephone line specifically for ILOA use due to the increasing volume of calls on the **Secretary's** home phone. **Welch** made the appropriate motion to reinstall the phone line. The motion was seconded by **Garcia** and was passed unanimously.

After some discussion it was decided that the December Director's Meeting would be held on the 11th. Of December. **Duggan** made a motion to set December 11th. as the next meeting date. The motion was seconded by **Garcia** and was unanimously carried.

The Directors discussed the necessity of requesting a Special Assessment of \$50.00 from all ILOA members to offset the expenses involved with repairing the Dam and the Swimming Pool with the priority being the Dam. The motion for a \$50.00 special assessment was made by **Welch**, seconded by **Duggan** and unanimously carried. The **Secretary** was instructed to sent out the statements immediately and include a special letter to the members explaining why the money was needed.

Minutes October 30, 2004(Cont'D)

A discussion was held on requesting Clara Beckett to install a guardrail on S. Big Bow where a very deep ditch presents a potential danger to drivers. She would also be requested to remove the tin horns and concrete culverts left in the pond area.

There being no additional ILOA business to conduct, upon a motion duly made by Garcia, seconded by Welch and unanimously carried, ADJOURNED.

Secretary,
Ernest W. Barnes

Indian Lake Owners Association

Regular Meeting – December 11, 2004

Minutes

Board Members Present: Richard Goranflo, Stella Pease, Doug Watne
Thomas Duggan, James Welch,

Board Members Absent: Bill Adkins, Gene Garcia

Meeting was called to order by President **Goranflo**. A roll call was taken and it was determined that a quorum was present. The Minutes from the previous meeting were read. Minor corrections were noted and a motion was made by **James Welch** that Minutes be accepted with the minor corrections noted. **Stella Pease** seconded the motion. The vote was unanimous in favor of the motion.

The Financial Report was read. The Board discussed all Association insurance and covered the following points. Could the Association pay the large General Liability premium by the month or quarter and drop the coverage if more reasonable coverage could be found. Was there coverage on the storage shed on Tejas and could coverage for the storage shed be added to the policy on the pool house. It was noted that the Association did not need separate auto policy coverage for Association members doing Association business while driving their own cars. A motion not to renew this particular policy when it expires was made by **Doug Watne**, seconded by **James Welch** and unanimously carried.

James Welch agreed to review the Association's tax statements to determine if grounds existed to protest the County Appraisal District's assessment of the Associations many lots and blocks of land and the Secretary was instructed to make all records available to Director **Welch**.

A motion to approve an additional \$6.55 expenditure by the **Secretary** for a 'waste pump' that went that amount over budget was made by **James Welch**, seconded by **Tom Duggan** and unanimously carried.

James Welch made a motion that the Financial Report be accepted. Motion was seconded by **Stella Pease**. Vote was unanimous in favor of the motion.

Architectural Committee-Stella Pease

Stella Pease reported that two violation letters were sent out during this last reporting period. Both letters concerned the **Robert Reader** property. i.e., Trash and septic problems. **Pease** reported she received a subpoena from **Mr. Kieth Shrocky's** attorney to produce any and all correspondence related to **James Reader** to court on February 22, 2004. **Pease** reported that **Goranflo**, **Barnes** and she appeared in court where she submitted the information to **Mr. Shrocky's** attorney.

Stella reported that two separate attempts to contacts our attorney, **Mr. Van Gilder** were unsuccessful. A third call was also unsuccessful but left information requesting nature of bills received from the **Van Gilder** office. No information has been received.

Pease reported finally talking to **Van Gilder** on December 12, 2004. **Van Gilder** indicated he would send both **Leuders** and **Garcia** letters regarding the permanent injunction. The **Leuders** and **Garcia** issues are still up in the air.

Swimming Pool Committee-Gene Garcia

The **Secretary** reported on the sad state of the pool and indicated that with direction, he would proceed on getting renovation bids. A motion to proceed to get bids was made by **Duggan**, seconded by **Welch** and unanimously carried.

Parks And Roads Committee-James Welch

James Welch reported that **Clara Beckett** has indicated that she will send a truck out to move the tin horns and concrete culverts down by the pond. Welch said Donald Shupac reported that two kids in a grey station wagon tore down the street signs on Peace Pipe again and that we sure needed an active Neighborhood Watch program to be able to catch these kids doing so much damage to our sub-division. **Welch** also reported that in order to institute a Neighborhood Watch Program that a representative would have to come out and speak to the community. It was lamented that we have no convenient place to hold meetings. It was suggested that we could rent the VFW hall for \$150.00 as we do for our Annual Meeting. **Welch** indicated that he was going to address the speeding and dog issues in the next newsletter. **Welch** also said that the people making the ruts and mess in our front entrance would be back to smooth things out.

Tom Duggan indicated that he thought people should pay dues on non-contiguous lots owned and that he thought a motion had been passed in a previous meeting to that affect. The Secretary indicated he would search the files for any such motion but did not think it was there. **Welch** made a motion to wait on the Secretary's search before taking any action. The motion was seconded by **Stella Pease** and unanimously carried.

Dam And Lakes-Doug Watne

Goranflo reported that the Environmental Commission wanted a current engineering analysis on the dam for their approval. Watne said he would contact engineers who had previously performed work on the Dam for their recommendation and a cost estimate of what another engineering report would cost. The **Secretary** was instructed to wait for additional direction before pumping the pond dry.

Stella Pease reported that she had acquired a room at the Smithville Library for the February, 2005 Directors Meeting. There being no further business to come before the Board, the meeting was adjourned on a motion by **Welch**, seconded by **Pease** and unanimously carried----

ADJOURNED

Secretary,
Ernest W. Barnes