

# Indian Lake Owners Association

**Regular Meeting – February 26, 2005**

## **Minutes**

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

Guest: Brad Pase & Martha Napper

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. **Tom Duggan** made a motion that the Financial Report be accepted. Motion was seconded by **Tom Adkins**. Vote was unanimous in favor of the motion.

### **Architectural Committee-Stella Pease**

**Stella Pease** reported that eight violation letters were sent out during this last reporting period. Five were repeat letters and three were new violations. Three new permits were issued.

**Pease** reported lawyer **Van Gilder** had sent demand letters to Leuders and Garcia on the \$1,500.00 judgments obtained by the association. No word on any response. Resident Koopman requested a year extension on moving old vehicle from his property. Extension was denied. **Stella Pease** will follow up.

Stella Pease introduced **A. Allise Burris**, an attorney that would like to handle the Association's legal business. No decision was made on employing another attorney at this time.

### **Parks And Roads Committee-James Welch**

**James Welch** reported that the next cleanup on Hwy. 153 would be on April 2, 2005 and that help sure would be appreciated since the first cleanup with only four people was a real 'killer'. **Tom Duggan** said he would make signs for the front entrance asking for volunteers on April 2<sup>nd</sup>.

**Welch** said he would get with **Clara Beckett** for help on the next Subdivision cleanup to take place in May.

Welch encouraged everyone to keep calling animal control on the community stray dog problem and to call the Sheriff's Department on the 'Dirt Bike' problem.

The **Secretary** reported that a bid on D&O Insurance (Directors and Officers) indicated that the policy would cost approximately \$2,000.00 a year. Discussion on this issue was tabled for a later date.

The **Secretary** reported that the lock and chain on the swimming pool fence was cut and the **Secretary's** power washer was stolen. On a motion made by **Watne** and seconded by **Duggan**, the Board agreed to pay for the stolen equipment. The motion was unanimously carried.

A general discussion was held on the possibility of placing surveillance cameras in the swimming pool area. **Goranflo** said he would look into the requirements for equipment and expense and report back to the board.

**Welch** suggested that a fifteen-day warning period be given to property owners not maintaining their lots by cutting weeds and grass prior to the Association having the grass cut and a subsequent bill sent to the property owner. This policy was made on a motion by **Garcia**, seconded by **Adkins** and unanimously carried.

The **Koopman** issue of an extension of time to take care of the non-registered vehicle on his property was revisited. A motion to extend the time until the annual meeting was made by **Adkins**, seconded by **Watne** and unanimously carried.

It was reported that the red Cadillac, in violation of S/D restrictions, had been removed from the Sub Division.

#### Dam And Lakes-Doug Watne

**Watne** reported that contact with an engineering firm that had previously conducted engineering studies on the Dam for the Association indicated that an addition study would cost between \$50,000.00 and \$70,000.00.

The guest attorney present suggested that the Association might contact the University of Texas School of Engineering for free engineering service. **Watne** said he would contact them. It was further suggested that **Goranflo** and **Watne** have a head-to-head meeting with the Texas Environmental Commission's chief engineer.

**Watne** reported that the previous bid for Dam work was approximately \$9,500.00 but did not include the installation of a drainage system. **Watne** said he would try to nail down a specific bid for all of the Dam work.

#### New Business

The **Secretary** suggested a \$120.00 fee on all property transfer transactions via Title Companies. The **Attorney** that was present and **Adkins** were negative on this idea. **Watne** suggested that action on this issue be delayed to a future date. The issue died for lack of support.

The **Secretary** indicated that he had purchased, at his expense, a Comb Binder for binding Association documents and membership list and requested that the Board reimburse him for this expense. **Watne**, **Welch** and **Adkins** did not support this action and the issue died for lack of support.

The **Secretary** suggested the purchase of a digital camera to document Subdivision restriction violations to establish a paper trail for enforcement. This suggestion was not supported and died for lack of support. **Goranflo** said he would purchase a camera and donate it to the **Secretary's** office.

**Tom Duggan** and the **Secretary** suggested that the Association purchase an Oxy-Acetylene welding and cutting rig so **Duggan** could cut and weld the hundreds of feet of pipe for barriers to keep vehicles out of park and spillway areas. The motion to purchase was made by **Watne**, seconded by **Adkins** and unanimously carried.

A motion was made by **Watne** and seconded by **Duggan** that the Secretary be reimbursed by the Association by \$45.00 a month for gasoline expense in executing the duties of the Secretary's office. The motion was unanimously carried.

The Secretary requested approval for the expenditure of funds to build roofs over both the men and women's bathrooms to keep them cleaner from falling leaves and to replace the four benches in the pool area. The motion was made by **Duggan**, seconded by **Adkins** and unanimously carried.

### Swimming Pool

The **Secretary** reported that the bids to renovate the pool came in at over \$32,000.00. This amount, not being practical for the Association, it was decided that another approach would be taken to get the pool back into operation. It was agreed that the \$16,000.00 raised by the Special Assessment would be reserved for Dam repair and temporarily placed in CD's at the Association's bank. It was further agreed that because there was some question of the Board's authority to impose a Special Assessment, that this issue would be resolved at the Annual Meeting.

There being no further business to come before the Board, the meeting was adjourned on a motion by **Watne**, seconded by **Garcia** and unanimously carried----ADJOURNED

Secretary,  
Ernest W. Barnes

Indian Lake Owners Association  
Special Called Meeting Held Via Telephone  
February 27, 2005

Minutes

**Reason For Special Telephone Meeting:**

On February 27, 2005 President Richard Goranflo held a special Board Meeting via Telephone to transact four specific items of business. Members called by the President and participating in the Special Telephone Board Meeting were: Doug Watne, Gene Garcia, Tom Duggan, James Welch, Stella Pease, Bill Adkins and Richard Goranflo.

**Business Items:**

1. Placing of \$16,000.00 of Special Assessment monies in a special monthly renewable Certificate of Deposit until such time as certain issues regarding the use of these monies are resolved by the Board of Directors. A motion directing the **Secretary** of the Association to place \$16,000.00 in such a Certificate of Deposit was made by **Duggan**, seconded by **Watne** and unanimously carried.
2. Discussion proceeded on **Richard and Norma Goranflo's** offer to make a six-month, non-interest bearing loan in the amount of \$5,000.00 to the Association such that renovation of the Swimming Pool could immediately proceed ~~pending~~ <sup>per R to Pease 2/28</sup> the resolution of any questions regarding the Special Assessment funds. The loan to be renewable and repaid out of available funds as determined by the Association's budgeting requirements as monitored by the **Secretary** and presented to the Board of Directors. A motion authorizing this loan to the Association and directing the **Secretary** to accept the loan to be placed into the Association's general fund and further directing the **Secretary** to prepare a promissory note to be signed by the **Treasurer** on the behalf of the Association was made by **Watne**, seconded by **Pease** and unanimously carried.
3. A motion directing the **Secretary** to proceed immediately with the renovation of the Swimming Pool and authorizing the **Secretary** to spend a maximum of \$5,000.00 for such repairs with the disbursement of the funds being left to the discretion of the **Secretary** and with proper oversight and auditing by the **Treasurer** was made by **Garcia**, seconded by **Duggan** and unanimously carried.
4. A motion directing **Watne** to proceed with the repair of the Dam, specifically to contract for the installation of a 'French drain' and refill the sloughed-off area of the Dam, with the scheduling of the work to begin immediately and at **Watne's** discretion was made by **Duggan**, seconded by **Pease** and unanimously carried.

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

Ernest W. Barnes Approved: Richard Goranflo

Tom Duggan

Secretary

Stella Pease

Gene Garcia

James Welch

Bill Adkins

**DOUG WATNE:**

*Doug Watne*

**PROMISSORY NOTE**

**Borrower:** Indian Lake Owners Association of P.O. Box 808 Smithville, Texas 78957

**Lender:** Richard and Norma Goranflo

**Principal Amount:** \$5,000.00

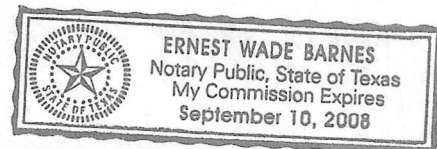
1. FOR VALUE RECEIVED, Indian Lake Owners Association promises to pay to Richard and Norma Goranflo at 112 Blackfoot, Smithville, Texas 78957, or at such address as may later be provided in writing to Indian Lake Owners Association, the principal sum of five thousand ( \$5,000.00 ) USD, without interest payable on the unpaid principal.
2. This Note will be repaid in full 6 months from the execution of this Note.
3. This Note will be construed in accordance with and governed by the laws of the State of Texas.
4. All costs, expenses and expenditures including, and without limitation, the complete legal costs incurred by Richard and Norma Goranflo in enforcing this Note as a result of any default by Indian Lake Owners Association, will be added to the principal then outstanding and will immediately be paid by Indian Lake Owners Association.
5. This Note will enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of Indian Lake Owners Association and Richard and Norma Goranflo. Indian Lake Owners Association waives presentment for payment, notice of non-payment, protest and notice of protest.
6. Loan is non-interest bearing and repayable after 6 months from available funds.
7. Load is renewable after 6 months on a month-by-month basis until funds are available for repayment.
8. Loan my be repaid at any time from available funds as determined by the Treasurer of the Indian Lake Owners Association

IN WITNESS WHEREOF Indian Lake Owners Association has duly affixed its signature by a duly authorized officer under seal on this 28<sup>th</sup> day of February, 2005.

**SIGNED UNDER OATH this**  
**28<sup>th</sup> day of February, 2005.**

*Ernest Wade Barnes*  
 A NOTARY PUBLIC IN AND FOR  
 The State of Texas  
 County of Bastrop

*[Signature]* (SEAL)  
 Indian Lake Owners Association



**Indian Lake Owners Association**  
**Special Called Meeting Held Via Telephone**  
**March 20, 2005**

Minutes

**Reason For Special Telephone Meeting:**

On February 27, 2005 President Richard Goranflo held a special Board Meeting via Telephone to for the purpose of approving an additional \$2,500.00 for Swimming Pool Renovation. Members called by the President and participating in the Special Telephone Board Meeting were: Doug Watne, Gene Garcia, Tom Duggan, James Welch, Stella Pease, Bill Adkins and Richard Goranflo.

**Business Items:**

1. A motion to approve the expenditure of an additional \$2,500.00 on the Swimming Pool Renovation Project was made by **Gene Garcia**, seconded by **Stella Pease**. Voting in favor of the motion was **James Welch, Doug Watne, Gene Garcia** and **Stella Pease**. Voting against the motion was **Tom Duggan**. **Bill Adkins** could not be reached.

The motion carried by a majority vote of the Directors.

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 – April 23, 2005

## Minutes

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

**Not Present:** Stella Pease & Bill 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. A motion was made by **Tom Duggan** that Minutes be accepted and **Doug Watne** seconded the motion. The vote was unanimous in favor of the motion.

The Financial Report was read. **James Welch** made a motion that the Financial Report be accepted with minor math corrections. Motion was seconded by **Gene Garcia**. Vote was unanimous in favor of the motion.

**Architectural Committee-Stella Pease**  
No report-Stella Pease was absent.

### **Swimming Pool**

The **Secretary** reported that the pool renovation was nearing completion with a major task, replacing the pool tile scheduled for the next week. The Board discussed the opening and closing dates for the pool and the annual cleanup and decided upon the following dates. The pool would open on Saturday, May 28, 2005 with a pool party for all members and food and drink would be provided by **James & Patsy Welch** and **Richard & Norma Goranflo**. The pool closing date would be Friday, September 30, 2005. The subdivision-wide cleanup would be held the 20<sup>th</sup> and 21<sup>st</sup> of May, 2005 and the County Commissioner, **Clara Beckett**, would once again provide county dump trucks to haul away the trash.

### **Dam And Lakes-Doug Watne**

**Watne** reported that one of the potential bidders on the required Dam work had not responded and that NE, Inc. construction had bid \$25,000.00 but had suggested that the work be done on an hourly basis for the labor and equipment and suggested that the work could probably be done for perhaps half of the bid price. **Watne** suggested that the French drains be installed first and then schedule the remainder of the Dam work depending upon the budget. It was suggested that the sloughed-off area be surveyed to determine how far it was below the lake water level to determine how deep the ditch for the French drains should be. **Welch** agreed to provide a transit and **Welch, Barnes** and **Duggan** would shoot the required elevations. The drainage of the pond was postponed until it was determined if this action was required to obtain the necessary dirt for the Dam. A motion to follow this recommended course of action was made by **Watne**, seconded by **Welch** and unanimously carried.

Upon a recommendation by **Watne**, a motion was made by **Duggan**, seconded by **Watne** and unanimously carried to spend an additional \$500.00 for Bentonite to be placed in the lake to provide additional help in stopping Dam leakage.

### Parks And Roads Committee-James Welch

**James Welch** reported that the annual cleanup was a success with the removal of several truck loads of trash. Welch also reported that **Rhonda Johnston** would take over the mowing responsibilities previously performed by **Mathew Kosler** and would do so at the same pay scale.

**Welch** reported that the 'loose dog' problem had improved and that we should continue to pursue a course of action to keep the 'dog problem' under control. It was also noted that there is a coyotes and bobcat problem which is most likely responsible for the demise of the ducks usually found on the lake.

### Old Business

It was noted that the Association is still holding legal bills in the amount of \$550.00 for the attorney pending the resolution of the past legal matters regarding **Leuders** and **Garcia**. No additional information on this matter was available and the business was tabled until a future date.

### New Business

**Park & Pool Hours:** There was general discussion on operating hours for the pool and park with several different opinions. No decisions were made and this business item was tabled until a later date.

**Liability Release:** It was suggested that a Liability Release be required from all members using the pool and park to lessen the Association liability for injuries. After discussion, this item died for lack of support.

**Directors & Officers Liability Policy:** On a motion made by **Welch**, seconded by **Duggan** and unanimously carried, the **Secretary** was directed to obtain a D&O Insurance Policy to provide additional liability protection for the Directors and Officers. The cost of such a policy was reported by the **Secretary** to be \$1,688.00. The Secretary was further directed to cash in a CD at the bank to cover this expense.

**Director Personnel Action:** The President noted that due to the failure of Tom Adkins to attend the required number of Director's Meetings, that he should be replaced with someone better able to devote the time required to attend to the Board's business.

A motion to remove **Tom Adkins** from the Board immediately was made by **Welch**, seconded by **Watne** and unanimously carried. The **President** said that he would inform Adkins of the Board's actions. This action was taken by the authority granted by the Bylaws governing such actions.

**Nominating Committee:** It was determined that a nominating committee was not required in that **Welch** would run again for office and that the **President** would interview **Christine Earl** as a replacement for **Tom Adkins**.

**New Dues Structuring Plan:** On a motion made by **Duggan**, seconded by **Welch** and unanimously carried, the Board unanimously approved presenting a specific dues increase plan to



all members at the annual meeting. The specific plan would be the **Base+ Dues Structure** previously discussed and presented in the Association's Newsletter whereby dues would be paid based upon number of lots owned rather than the present system of dues being placed upon owners regardless of number of lots owned.

There being no further business to come before the Board, the meeting was adjourned on a motion by **Watne**, seconded by **Garcia** and unanimously carried---ADJOURNED

Secretary,  
Ernest W. Barnes

# Indian Lake Owners Association

Special Called Meeting  
Richard Goranflo's Front Porch  
May 30, 2005

## Minutes

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

**Not Present:** James Welch

Meeting was called to order by President **Goranflo**. A roll call was taken and it was determined that a quorum was present. Goranflo announced that this special meeting was to deal with issues related to the operation of the swimming pool that needed immediate attention.

### **Pool Monitors:**

Goranflo expressed the opinion that the swimming pool should remain closed on those days when either a volunteer or paid pool monitor was not present to check membership cards. Watne, Duggan Pease and Garcia expressed the opposing view that the pool should be open seven days a week with or without monitors. On a motion made by Duggan, seconded by Watne and unanimously carried it was directed that the pool would be open seven days a week even when pool monitors were not present to check membership cards.

### **Replacement Board Member:**

Goranflo indicated that Christine Earl had agreed to serve on the Board of Directors as the replacement for Bill Adkins. A motion was made by Duggan, seconded by Watne and unanimously carried that the President proceed with an interview with Christine Earl and make the required appointment at his discretion.

### **Architectural Committee Appointment:**

Stella Pease indicated that any help with her duties as Architectural Committee Chairperson would be appreciated due to her busy work schedule. The Secretary agreed to help with miscellaneous tasks. Pease then appointed the Secretary as a committee of one to help her in miscellaneous task as directed by the Architectural Committee Chairperson.

### **Surveillance Camera At The Park/Pool Area:**

There was considerable between all Directors about the need to install surveillance cameras in the park/pool area in an effort to cut down on vandalism. Goranflo announced that he had proceeded to explore such a system as previously directed by the Board of Directors and had purchased the required equipment at his expense and that the equipment was presently partially installed and being checked out. On a motion by Pease, seconded by Watne and unanimously carried, Goranflo was directed to proceed with the final installation of the surveillance system. All members present agreed to keep this knowledge secret so as not to forewarn possible vandals.

**Pool Operational Period:**

On a motion made by Watne, seconded by Pease and unanimously carried, it was agreed that the pool would be open for the months of June, July, August and September. A specific closing date was not indicated.

**Pool Operating Hours:**

On a motion made by Duggan, seconded by Pease and unanimously carried, it was agreed that the hours of pool operation would be from 11:00 A.M to 7:00 P.M. and further agreed that Gene Garcia would open the pool gate and the both restrooms each morning at approximately 7:45 prior to going to work.. It was further agreed that the sign announcing the pool hours as being from 11:00 A.M. to 7:00 P.M. would remain in place even though the pool and bathroom facilities would be unlocked at approximately 7:45 each morning.

There being no further business to come before the Board, the meeting was adjourned on a motion by **Watne**, seconded by **Garcia** and unanimously carried----ADJOURNED

Secretary,  
Ernest W. Barnes

# Indian Lake Owners Association

Special Called Meeting  
Richard Goranflo's Front Porch  
June 11, 2005

## Minutes

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

**Not Present:** Bill Adkins, having previously resigned and not yet replaced.

Meeting was called to order by President **Goranflo**. A roll call was taken and it was determined that a quorum was present. Goranflo announced that this special meeting was to deal with issues related rules relating to the operation of the swimming pool and rules governing access to Association facilities.

The Board covered a 27 question questionnaire previously prepared by Goranflo regarding access to Association facilities. The following rules were adopted on a motion made by Welch, seconded by Watne and unanimously carried.

1. Hours for the Park will be from 9A.M. to 9P.M. with the Swimming Pool Chairperson opening the pool and bathrooms at approximately 8:00 A.M. daily.
2. The Lake, Dock and Fishing Pier will be open 24 hours a day.
3. Pool Hour will be from 8:00 A.M. to 7 P.M. with the Swimming Pool Chairperson open the pool at approximately 8:00 A.M. each morning. The posted pool sign with pool hours shown as being from 11:00 A.M. to 7:00 P.M. would remain posted.
4. The pool will be open with or without a paid or unpaid attendant.
5. All members and guest, 12 years or older, displaying a Membership Card, shall be admitted to the Pool.
6. Members and guests under the age of 12 must be accompanied by a parent or guardian. A parent or guardian shall be required to sign a Liability Release for a member and/or a guest under the age of 12 to be admitted to the pool without a parent being present. A member or guest under the age of 12 may be admitted to the pool with a signed Liability Release on file and if accompanied by another member or guest 12 years or older displaying a valid Membership Card.
7. Members of the Association, and their family members, who are not current with all dues, special assessments, and or fees may not utilize any Association facilities as a member or guest of another member or guest.
8. Pool Attendants may be any age or gender if approved for such responsibility by

the Swimming Pool Chairperson.

9. Any ILOA Member may challenge any person or persons as to their right to utilize any Association facilities.
10. Pool Attendants, paid and unpaid, will enforce all pool rules and ask people not following the rules to leave. Pool Attendants will be non-confrontational and simply report any non-compliance with the rules to the Swimming Pool Chairperson.

There being no further business to come before the Board, the meeting was adjourned on a motion by **Watne**, seconded by **Garcia** and unanimously carried----ADJOURNED

Secretary,  
Ernest W. Barnes

# Indian Lake Owners Association

Regular Meeting – June 25, 2005

## Minutes

Board Members Present: Goranflo, Watne, Earle, Pease, Duggan

Board Members Absent: James Welch, 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. A Motion was made by **Duggan** that Minutes be accepted. **Pease** seconded the motion. The vote was unanimous in favor of the motion. The Financial Report was read. **Duggan** made a motion that the Financial Report be accepted. The Motion was seconded by **Watne**. Vote was unanimous in favor of the motion.

The Special Minutes of February 27, 2005 were reviewed dealing with the placing of the Special Assessment monies in a CD at the bank, approving the start of renovation on the pool and authorizing **Watne** to begin immediately with the contracted dam repairs.

The Special Minutes (Telephone Meeting) of March 20, 2005 were reviewed dealing with the approval of an additional \$2,500.00 for pool repairs.

### Architectural Committee: Stella Pease

**Stella Pease** noted that the new Building Permit format needed correcting to indicate that no permit fees were presently corrected. The **Secretary** indicated that the correction would be made and all Permit Applications and Files would be delivered to Stella. **Stella** also noted that **Major Smoot** was leaving his 5<sup>th</sup>. wheel trailer on his property over 14 consecutive days a month in violation of Restrictions.

### Pool Committee: Gene Garcia (Report By The Secretary)

It was reported that there had been one incident of thief of a wrist watch at the pool but was not covered by the security cameras.

The **Secretary** indicated a pool cover was needed to protect the pool in the off-season. On a motion made by **Watne** and seconded by **Duggan** and unanimously passed it was resolved that a pool cover be purchased with a maximum budget of \$500.00 for the expenditure.

The **Secretary** indicated the need to establish a budget for on-going minor repairs in the Pool/Pavilion area and on a motion made by **Duggan**, seconded by **Pease** and unanimously carried it was resolved that a budget of \$1,200.00 be established for this purpose with the **Secretary** have the authority to use these monies for such repairs.

It was further resolved by general agreement of the Board that the Pool would be closed at the end of the day on October, 2, 2005 indicating the end of the swimming season.

Minutes June 25, 2005(Cont'D)

**Goranflo** reported on the progress of the installation of the Security cameras indication that not all cameras were operational at this time but that work was in progress.

**Goranflo** also expressed the requirement that a nominating committee of Board Members for the Annual Meeting be appointed. **Goranflo** appointed **Pease** and **Watne** to the nominating committee indicating that the known candidates to be standing for election would be **Earle**, **Welch** and **Goranflo**.

Lakes And Fish: Doug Watne

**Watne** reported that he would monitor the flow rate for the dam leakage and put additional Bentonite into the lake in an attempt to decrease the flow rate. **Watne** also reported that he had trapped approximately 100 turtles and removed them from the lake.

In response to concerns that the Dam needed the grass cut, **Watne** said he would explore finding someone with a tractor among his contacts and get the grass cut on the dam.

ROADS AND PARKS: James Welch

None: Welch Not Present

OLD BUSINESS: None

NEW BUSINESS:

The need to update the Bylaws were discussed and changes were noted. The Board agreed to present the Bylaws as changed to the members at the Annual Meeting.

There being no further business to come before the Board, the meeting was adjourned.

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Ernest W. Barnes-Secretary

# Indian Lake Owners Association

**Special Meeting – July 23, 2005**

**(Immediately Following The Annual Meeting)**

## **Minutes**

Board Members Present: Richard Goranflo, Doug Watne, James Welch, Gene Garcia  
Christine Earle

Board Members Absent: Tom Duggan, Stella Pease

The meeting was called to order by the **Secretary** for the purpose of electing a new President and appointing the Chairpersons of the standing committees.

The **Secretary** asked for nomination for President. **James Welch** nominated **Richard Goranflo** for President. **Doug Watne** seconded the motion. There being no additional nomination for President, the **Secretary** asked for a vote on the motion. The vote to elect **Richard Goranflo** as President of the Association was unanimous.

The President, Richard Goranflo then assumed the duties as President and announced that he would prefer to hold off appointing Committee Chairpersons until he had a chance to talk to each prospective Committee Chairperson.

A motion to appoint all Chairpersons and confirm their appointments at a later meeting was made by **Doug Watne**, seconded by **James Welch** and unanimously carried.

There being no further business to come before the Board, the meeting was adjourned on a motion by **Welch**, seconded by **Watne** and unanimously carried----ADJOURNED

Secretary,  
Ernest W. Barnes



# Indian Lake Owners Association

## Regular Meeting – August 27, 2005

### Minutes

Board Members Present: Richard Goranflo, James Welch, Christine Earle  
Stella Pease, Tom Duggan, Doug Watne

Board Members Absent: (Gene Garcia Resigned)

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. A motion was made by **Pease** that Minutes be accepted and **Duggan** seconded the motion. The vote was unanimous in favor of the motion.

**Goranflo** reviewed the Minutes of the Special Meeting of July 23, 2005 held immediately after the Annual Meeting electing **Goranflo** as President. Minutes were approved on a motion by **Earle** and seconded by **Pease** and unanimously carried.

The Financial Report was reviewed by the **Secretary** and was accepted on a motion by **Welch**, seconded by **Duggan** and unanimously carried.

#### Architectural Committee-Stella Pease

**Stella Pease** reported that two permits were issued. One permit for a portable building and a permit for a new home construction. **Art Ambrose** has asked for a permit to build a garage but has not yet applied for the permit. **Stella** reported that neighbors of **Allen Tompkins** complained about **Mr. Tompkins** septic and a letter was sent to **Mr. Tompkins** concerning the complaint. **Stella** reported that she talked to **Gene Garcia** and that **Gene Garcia** informed her that he was resigning from the Board and asked her to inform the Board of his actions.

#### Swimming Pool Committee-Gene Garcia

The **Secretary** reported that additional time was required to maintain the pool during the regular swimming season and requested that the Board close the pool on Monday of each week beginning with next years swimming season. A motion was made to this effect by **Duggan**, seconded by **Pease** and unanimously carried.

#### Parks And Roads Committee-James Welch

**James Welch** reported that he had received a bit of \$275.00 for mowing both the Dam area and the Spillway area. **Welch** reported that he turned the responsibility for mowing the Dam and Spillway area back over to **Watne**. There was a question of the exact boundaries to be set for the mowing. There was a difference of opinion with some Board members wanting to set the mowing boundary at the bottom of the slope on the Dam and others wanting to mow further into the bottom. On a motion by **Welch**, seconded by **Pease** and unanimously carried it was agreed to solicit additional bids based upon a common agreement of mowing boundaries. It was agreed that the actual mowing boundaries would be set at a later date.

Welch reported that \$200.00 had been received from the contractor for rutting up the front entrance and requested that the money be placed in the mowing budget since he intended to fill in the ruts personally.

### **Dam And Lakes-Doug Watne**

Mowing Issue-Covered under Parks and Roads.

### **Old Business:**

**Duggan** reported there was some concern about the security camera at the pool area violating privacy of individuals. On a motion by **Duggan**, a second by **Pease** and unanimously carried, it was agreed to get a legal opinion on camera surveillance and privacy rights and \$150.00 was approved for this purpose.

On a motion made by **Watne**, seconded by **Duggan** and unanimously carried, it was agreed to have an attorney review the final draft of the Bylaws prior to submitting Bylaw changes to ILOA membership. The motion included the approval of \$150.00 for this purpose.

### **New Business:**

On a motion by **Duggan**, seconded by **Pease** and unanimously carried it was agreed to sell the old ILOA Troy-Built grass shredder to Ernest Barnes for \$1.00. If not repairable for a reasonable cost, Barnes would be responsible for trashing the old piece of equipment.

On a motion by **Earle**, seconded by **Duggan** and unanimously carried, it was agreed that all Board Members would obtain a copy of Roberts Rules Of Order and in the future endeavor to conduct all Board and Annual meeting in a more formal manner.

**Christine Earle** agreed to take over the responsibilities of Swimming Pool Chairperson after the resignation of **Gene Garcia** thereby leaving the position of Board Vice President vacant. **Goranflo** made the above change in Board responsibilities and in addition appointed **Art Ambrose** to the position of Vice President. This action was formalized on a motion by **Duggan**, seconded by **Welch** and unanimously carried.

**Pease** informed the Board that she had reserved a room at the Smithville Library for the Boards October, November and December meetings.

There being no further business to come before the Board, the meeting was adjourned on a motion by **Pease**, seconded by **Watne** and unanimously carried----ADJOURNED

Secretary,  
Ernest W. Barnes

# Indian Lake Owners Association

Regular Meeting – October 29, 2005

## Minutes

Board Members Present: Richard Goranflo, James Welch, Christine Earle, Art Ambrose  
Stella Pease, Tom Duggan, Doug Watne

Board Members Absent: None

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. A motion was made by **Duggan** that Minutes be accepted and **Welch** seconded the motion. The vote was unanimous in favor of the motion.

The Financial Report was reviewed by the **Secretary** and was accepted on a motion by **Earle**, seconded by **Duggan** and unanimously carried.

### Architectural Committee-Stella Pease

**Stella Pease** reported that three permits were issued and that no pressing issues or flagrant violations of the Association's Restrictions had been reported.

### Swimming Pool Committee **EARLE**

**Earle** reported that it had been a good year for the pool and that several nice compliments had been received on the pool renovation.

### Dam And Lakes-Doug Watne

**Watne** suggested that we repair the light on the Fishing Pier and that if approved by the Board he would head up the effort to get the light operational. **Pease** made a motion that the light be repaired/replaced, **Duggan** seconded the motion and the motion was carried unanimously. **Watne** said there had been request that the waterside of the Dam be mowed one more time this year and that the waterside of the Dam had been mowed. **Watne** also reported that the DR Mower needed a new blade and that he would obtain and install a new one. **Watne** reported that he had not yet added the additional Bentonite to the lake near the Dam but would do so at an opportune time.

**WELCH**  
**Watne** reported that an individual named **Calloway** had just purchased a lot in the subdivision and had a tractor and a shredder and might be available to shred the bottom area below the Dam. He would check into it. There was general discussion on building a spillway grate for the Dam spillway and that it should be done so the Association can meet the necessary requirement for obtaining addition carp for weed control in the lake.

### Parks And Roads Committee-James Welch

**Welch** suggested that area residents be encouraged to bring their Christmas trees to a central location so that they could be placed in the lake as nesting reefs for the fish. **Welch** also said that he would contact the County Commissioner about the missing street signs in the subdivision and talk to the Commissioner about making signs that would distinguish between North Big Bow and South Big Bow to avoid confusion by the EMS people responding to

emergencies. **Welch** reported that the next scheduled pickup for Hwy. 153 would be January 7, 2006 and that all help would be appreciated. **Welch** also suggested that a 'Thank You' letter be written to **Pat Coldsmith** for her support and work in the community.

**Old Business:**

On a motion by **Welch**, a second by **Duggan** and unanimously carried it was agreed that the December Board meeting would be held on the 17<sup>th</sup>. of December. **Pease** reminded everyone that the December 17, 2005 and February 25, 2006 Board meetings would be held at the Smithville library.

The Board suggested and asked the Secretary to have the new revised Bylaws ready for final review for the February 25, 2006 Board meeting.

**New Business:**

**Art Ambrose** volunteered to update the bulletin board at the front entrance by making the necessary repairs estimated at being approximately \$200.00. The Secretary informed the Board that a motion to approve the funding for this project was not required since the funds were available in a previously approved fund for such repairs.

There being no further business to come before the Board, the meeting was adjourned on a motion by **Pease**, seconded by **Watne** and unanimously carried----ADJOURNED

Secretary,  
Ernest W. Barnes

# Indian Lake Owners Association

Regular Meeting – December 17, 2005

*AMEN PEP*

## Minutes

Board Members Present: Richard Goranflo, James Welch, and Christine Earle  
Stella Pease, Tom Duggan, Doug Watne

Board Members Absent: Art Ambrose

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. A motion was made by **Watne** that Minutes be accepted and **Earle** seconded the motion. The vote was unanimous in favor of the motion.

The Financial Report was reviewed by the **Secretary** and was accepted on a motion by **Earle**, seconded by **Duggan** and unanimously carried.

### Architectural Committee-Stella Pease

**Stella Pease** reported that a certified letter was sent to the **Bishop** family at 100 Buffalo Run demanding that the two unregistered and unlicensed cars on their property be moved or the Association would have them towed. **Pease** reported that there had been no response from the **Bishops**.

**Welch** made a motion that a letter be drafted to the **Schroeder** Towing service authorizing the removal of the two vehicles. The motion was seconded by **Pease** and unanimously carried.

**Welch** also made a motion that the Association have the high weeds and grass cut in front of the **Bishop** residence. The motion was seconded by **Pease** and unanimously carried.

**Pease** also reported that a letter would be sent to **Brad Bradford** demanding the removal of the junk vehicle on Lot 191 Section II at the rear of the **Smoot** property.

### Swimming Pool Committee-Christine Earle

The **Secretary** reported that the Swimming Pool had come through the winter in good shape with the exception of the leaves blowing under the pool cover due to lack of proper installation of the pool cover by the **Secretary**.

**Duggan** reported that he would install a metal cover over the breaker box mounted on the rear of the ladies bathroom for additional safety.

### Dam And Lakes-Doug Watne

**Watne** reported that repairing the light at the fishing dock was still on his agenda and would be repaired. **Watne** reported that the Dam work was still holding well and that the work performed by the Association on the Dam seems to have corrected the problems with the Dam. **Watne** reported that he still has plans to add additional Bentonite to the lake for additional insurance against the minor leakage from the Dam. There was general discussion on adding a barrier at the Dam spillway in order to qualify for obtaining additional carp for lake weed control. Meeting attendee, **Stan Earle**, volunteered to perform the welding required to build the spillway barrier.

## Parks And Roads Committee-James Welch

**Welch** reported that the next Hwy. 153 trash pickup would be on January 7, 2006 and encouraged everyone to attend. Once again, **Welch** stated the problem with Pit Bull dogs in the neighborhood.

### **Old Business:**

It was noted that **Art Ambrose** would be repairing and updating the bulletin board at the front entrance.

### **New Business:**

**Pease** reminded everyone that the February 25<sup>th</sup>. Board Meeting would be at the Smithville library.

There being no further business to come before the Board, the meeting was adjourned on a motion by **Pease**, seconded by **Watne** and unanimously carried----ADJOURNED

Secretary,  
Ernest W. Barnes