

Indian Lake Owners Association

Regular Meeting – February 25, 2006

Minutes

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

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 **Earle** that Minutes be accepted and **Duggan** 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 **Welch**, seconded by **Ambrose** and unanimously carried.

Architectural Committee-Stella Pease

Stella Pease reported that four applications were received and approved for various projects including a home, a boat house and a fence.

Pease made a motion that the attorney, **Van Gilder**, be paid in full. The motion was seconded by **Welch** and unanimously carried.

Pease noted that **Desaulnier** had moved back into his trailer on S. Big Bow. **Pease** appointed **Art Ambrose** to the Architectural Committee.

Swimming Pool Committee-Christine Earle

It was noted that there had been minor vandalism at the pool and that the video would be reviewed. **Goranflo** indicated that he would install a second hard drive on the system for additional storage.

Dam And Lakes-Doug Watne

Watne reviewed the details of the Dam repair and made all material, including photos, available to **Goranflo** for the preparation of a letter detailing all repair details to the Texas Environmental Commission.

Parks And Roads Committee-James Welch

Welch reported that he would coordinate with the County Commissioner to insure help during the Association's Annual Cleanup and establish a firm date for the cleanup. **Welch** also reported that he would obtain bids for replacing the sign at the front entrance.

Old Business:

None

New Business:

On a motion made by **Ambrose**, seconded by **Duggan** and unanimously carried a budget of \$5,000.00 was set for legal fees to completely redraft the Association's By-Laws. The **Secretary** was instructed to coordinate this effort.

On a motion by **Welch**, seconded by **Watne** and unanimously carried, the late fees for the late payment of dues was raised from \$5.00 to \$10.00 a month.

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

Secretary,
Ernest W. Barnes

Indian Lake Owners Association

Regular Meeting – April 29, 2006

AMENDED

Minutes

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

Board Members Absent: Richard Goranflo

Meeting was called to order by Vice President **Ambrose**. 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 **Welch** 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 **Duggan**, seconded by **Earle** and unanimously carried.

Architectural Committee-Stella Pease

Stella Pease reported that **Desaulier** had began building a front porch on his travel trailer on Big Bow and he would be sited for a restriction violation. **Pease** also reported that several other permits had been requested and granted.

Swimming Pool Committee-Christine Earle

The **Secretary** reported that the swimming pool had developed a major underground plumbing leak and \$575.00 was required to hire a professional to find the leak. On a motion made by **Earle**, seconded by **Duggan** and unanimously carried the \$575.00 was authorized to be spent in order to hopefully find it, repair it and have the pool opening by the scheduled opening date.

Dam And Lakes-Doug Watne

Watne reported that there were still some carp in the lake. It was noted that the spillway would have to have a special grate installed to prevent the carp from escaping before the Parks and Wildlife people would approve additional carp.

Parks And Roads Committee-James Welch

It was noted that **Goranflo** had volunteered to rebuild the sign at the front entrance and on a motion by **Welch**, a second by **Pease** and unanimously carried it was agreed to approve the necessary funds for **Goranflo** to rebuild the sign.

Welch noted that the clean up date for the subdivision had been set for May 12 and 13th. and that the **County Commissioner, Clara Beckett**, would provide two large dumpsters, a front-end loader and a driver to assist in the effort.

Old Business:

The **Secretary** noted that the Association's Liability and D & O insurance were due and was instructed to pay both policies.

New Business:

None

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

Indian Lake Owners Association

Regular Meeting – June 24, 200~~8~~⁷₆

Minutes

Board Members Present: James Welch, Christine Earle
Stella Pease, Tom Duggan, Doug Watne, Richard Goranflo
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 **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 **Duggan**, seconded by **Earle** and unanimously carried.

Architectural Committee-Stella Pease

Stella Pease reported that **Cherico** and **Jeff Johnson** had been issued building permits. **Cherico** for a double-wide on Big Bow and **Johnson** for a custom frame home on Big Bow.

There was general discussion for implementing a fee schedule for new home construction and a transfer fee for the sale of properties (lots and homes) within the subdivision. After discussion the consideration of imposing a fee for issuing permits was tabled. On a motion by **Welch** and seconded by **Duggan** and unanimously carried a \$30.00 fee on the transfer of property was imposed.

Swimming Pool Committee-Christine Earle

The need to update the security lights and cameras in the pool area was discussed and the **Secretary** reported that a bid of \$800.00 had been received for adding additional lighting and **Goranflo** reported that approximately \$200.00 would be required for updating the video cameras. On a motion by **Earle**, seconded by **Welch** and unanimously carried the expenditures were approved.

Welch suggested that a reward fund be established for the reporting of vandalism and volunteered to donate the first \$100.00 towards the reward fund. **Goranflo** and the **Secretary** also volunteered to contribute to the reward fund. On a motion by **Welch** a second by **Earle** and unanimously carried it was agreed that a reward fund would be established immediately.

The need to move the basketball goal from its present position to the end of the tennis court area to help prevent the basketball going over the pool fence resulting in people climbing the fence was discussed and approved.

Dam And Lakes-Doug Watne

Watne indicated that there was no need to repair the old air pump in the equipment room which was installed to aerate the lake and that a spillway barrier to prevent the carp from escaping was not required. **Duggan** took an opposing view that a spillway barrier should be installed if it was a requirement to obtain additional carp. On a motion by **Earle** a second by **Pease** the motion was carried with **Watne** voting no.

Parks And Roads Committee-James Welch

Welch reported on the on-going right-of way clearing being done in an attempt to spruce up the subdivision and perhaps prevent the need for the county from bringing in the large bush-how to clear right-of-way, which is a very destructive and unsightly operation. There was discussion on obtaining a zero-turn mower in that our current mower is getting old. No decision was made at this time.

Welch proposed a \$100.00 gift certificate for **Sheila Bacarisse** for her continued efforts in picking up trash outside the subdivision on Hwy. 153. On a motion by **Welch** a second by **Pease** and unanimously carried it was agreed to present **Sheila** such a certificate at the annual meeting in July.

Pease indicated that the Smithville Library would be available for the August Board meeting.

Old Business:

New Business:

Discussion of Community Garage Sale at Pavilion.

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

Secretary,
Ernest W. Barnes

Indian Lake Owners Association

Regular Meeting – August 26, 2006

Minutes

Board Members Present: James Welch, Christine Earle, Dustin Williams
Stella Pease, Richard Goranflo, Art Ambrose
Board Members Absent: Tom Duggan

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 **Ambrose** 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 **Welch**, seconded by **Williams** and unanimously carried.

Architectural Committee-Stella Pease

Stella Pease reported that the continuing activity was mostly the building of new homes by the local builder **Jeff Johnson**. There was general discussion on imposing a fee schedule for permits. No action was taken on this item.

Pease indicated that the Smithville Library would be available for the October Board meeting.

Swimming Pool Committee-Christine Earle

On a motion by **Earle**, seconded by **Pease** and unanimously carried it was agreed that the pool would remain open while the weather remained hot with the final closing date to be determined by the pool maintenance personnel.

Dam And Lakes-Art Ambrose

Ambrose reported that considerable brush had been placed in the lake for fish cover and that would be checking on stocking the lake with Black Crappie before next seasons fishing season.

Parks And Roads Committee-Dustin Williams

Williams reported that he had done considerable trimming of brush at the front entrance and proposed that the Board consider holding a 'fish-in' by having the Parks and Wildlife people stock the pond with trout. After discussion, this idea was tabled for future consideration.

Special Projects

Welch reported that a base elevation of 370 had been established for the flood plain and that the spillway should be surveyed to determine it height in relationship to the floodplain level to provide homeowners a reference point for the flood level of their homes.

Additional discussion on the enforcement of Association Restrictions resulted in the agreement that **Welch**, in cooperation with **Pease**, would be in charge of bringing any Association legal action against property owners found to be in violation of Association restrictions.

Old Business:

None

New Business:

It was reported that **Norma Goranflo, Karen Williams** and **Lynn Phillips** would like to organize a community-wide garage-sale to be held at the pavilion in October and perhaps again sometimes in March. The Board approved this activity with the stipulation that the area had to be left clean and neat and that the sale would be conducted on a Saturday only with the hours of the sale being approximately from 10 AM to 3Pm. On a motion by **Earle**, seconded by **Welch** and unanimously carried this activity was approved.

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

Secretary,
Ernest W. Barnes

Indian Lake Owners Association

Regular Meeting – October 28, 2006

Minutes

Board Members Present: James Welch, Christine Earle, Dustin Williams
Stella Pease, Richard Goranflo, Art Ambrose, Tom Duggan
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 **Ambrose** that Minutes be accepted and **Duggan** 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 **Duggan**, seconded by **Williams** and unanimously carried.

Old Business:

Goranflo reported on the success of the first Indian Lake Owners community wide garage sale. There were eight to ten participants and the response from both participants and attendees were excellent. A larger more successful sale is expected next time. The organizers of the sale insured that the pavilion and surrounding area was spotless before packing up and leaving the premises.

Ambrose proposed that professionals be employed to conduct an analysis of the lake to determine the types and quantity of fish present in anticipation to stocking the lake with crappie. On a motion by **Duggan**, seconded by **Welch** and unanimously carried, the study was approved pending a report on the cost of the project.

Architectural Committee-Stella Pease

Stella Pease proposed that an additional person be appointed to the Architectural Control Committee such that for all future permits three signatures would be required for the approval of all permits and the fourth member of the committee would serve as an alternate when one of the other members was absent. A motion to this affect was made by **Welch**, seconded by **Earle** and unanimously carried. The Secretary indicated that he would produce new permit applications for the purpose.

Swimming Pool Committee-Christine Earle

Earle reported that the pool was not closed due to the cool weather having remained open a week beyond it normally scheduled closing.

Dam And Lakes-Art Ambrose

Ambrose reiterated his intention to determine what a lake survey would cost and the desire to stock the lake with crappie.

Parks And Roads Committee-Dustin Williams

There was general discussion on obtaining a zero-turn mower for cutting grass in the subdivision. It was proposed that perhaps a zero-turn mower could be used to cut the dam thereby perhaps saving the Association some money. **Stan Earle** volunteered to see if his boss at the rental agency would let him borrow a zero-turn mower and bring it out for a demonstration.

Special Projects-James Welch

Welch reported that he would have additional discussions with the Smithville Justice Of The Peace on the procedures to be followed in bring legal action against property owners in violation of deed restrictions.

Goranflo reported on the need of help to get the final touches on the disaster and evacuation report to the Texas Environmental commission. **Welch** and **Ambrose** agreed to help. **Goranflo** also expressed the need for a pan to be placed under the dam drainage pipes to estimate the amount of silt, if any, coming from the dam. **Williams** and the Secretary agreed to put such a pan in place.

General discussion was held on the need to inform all residents of the existing deed restrictions and to enlist the assistance of landlords and Title Companies in educating their customers and renters of the need to observe the restrictions.

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

Secretary,
Ernest W. Barnes

Indian Lake Owners Association

Regular Meeting – December 9, 2006

Minutes

Board Members Present: James Welch, Christine Earle, Dustin Williams
Stella Pease, Richard Goranflo, Art Ambrose, Tom Duggan
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 Ambrose that Minutes be accepted and Duggan 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 Duggan, seconded by Earle and unanimously carried.

Architectural Committee-Stella Pease

Pease stressed the need for a contact person with telephone number be added to the Permit Application. Pease also noted that the twenty-foot setback infringement by the Cowens on Deer Run would not have occurred if we had inspected the FHA foundation that was placed prior to moving in the trailer.

Swimming Pool Committee-Christine Earle

Earle reported that the pool the pool will remain closed until the Spring swimming season.

Dam And Lakes-Art Ambrose

Ambrose reiterated his intention to determine what a lake survey would cost and the desire to stock the lake with crappie. Ambrose reported that some contacts had been made and that he would summarize the information. Ambrose reported that the crushed pipe providing drainage to the lower pond had been replaced and that 'yellow-flagging' tape had been put in place to avoid future breaks by mowers. Ambrose also stated that he would get with Welch and survey the road by the pond and then get with the **County Commissioner** to determine if it is feasible to deepen the drainage so as to permit the draining of the pond.

Parks And Roads Committee-Dustin Williams

Dustin reported that the two Bridges boys had been picking up trash as the penalty for their prior vandalism.

Special Projects-James Welch

Welch reported that he had not yet been able to schedule a meeting with the local Justice of the Peace to talk about filing lawsuits against those violating ILOA subdivision restrictions.

NOT READ
BUT APPROVED

Old Business

Stan Earle brought out a zero-turn mower that was tested on the bottom below the Dam and on the Dam itself. The mower was found to inadequate for ILOA needs.

The need to put out another newsletter was discussed to educate property owners on fees and restrictions. It was suggested that the ILOA make ILOA subdivision restrictions available to local real estate people and title companies.

Ambrose asked about the state of the By Laws. The Secretary stated that the completed document would be available for the April meeting.

Goranflo reported that he was planning to ask the Texas Environmental Commission for a delay in filing a required report on the state of the Dam.

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

Secretary,
Ernest W. Barnes