

Minutes of Board of Director's Meeting

Indian Lake Owners Association

January 21, 2008

Attending:

Cynthia Johnson
Leonard Kujawski
John Young
Richard Garenflo
Stalla Pease

First order of business was to replace two vacancies on the board. Norma Garenflo and Myra Evans were placed in consideration by Mr. Gorenflo. A motion was made and seconded to accept both women to the board. Motion passed by acclamation.

A discussion was held on the wisdom of the Board of Director's resigning in mass. The concern was that if there was not a complete list of nominees either from the floor or the action group, the association would be shut down. This discussion included the possible result that could happen if the two "factions" continued to stir up the membership. It was agreed, after much discussion, that it would currently be prudent for the board to withdraw their resignations until after this meeting.

Richard brought up the need for a larger room of the meeting on Saturday and it was agreed that we would spring for the cost of the larger meeting room at the American Legion, if available.

A discussion of how to confirm proxies was discussed and it was decided that each association member would be asked at the door if they held any proxies and, if so, how many. A sign-in sheet will be made available for each voting member to sign plus one for guests to sign up.

Due to the difficulty of finding anyone willing to serve on the board a discussion was opened to who might be willing. Several names were offered and after seeing who each director knew, all agreed to approach these people to serve.

The meeting on Saturday, Jan. 26 will be used to set down what is acceptable for the association according to the Texas Codes. Also, we expect to have a legal opinion from our lawyer before Saturday on the following items: 1) Membership vote other than at annual meetings; 2) Late Fees—is it valid to charge these based on a board vote alone; 3) validity of property transfer fees.

Motion was made to close meeting.

Respectfully submitted,

Jeanette Martin
Record Secretary

Indian Lakes Owners Association

Special Meeting
January 26, 2008

Meeting was called to order by Mr. Goranflo at 10:10 am.

Mr. James Welsh led the group in the invocation and pledge.

The president reiterated the purpose of this meeting was to elect board members to replace those who had resigned. However, the officers of the board felt that it would be to the best interest of the association to withdraw their resignations. According to the By-Laws board members who resign short of their term can be replaced by appointment from the board. Therefore two new members were appointed to the current board to serve out the terms of two who had resigned. They are Norma Goranflo and Myra Evans. The following is a breakdown of the current board and their appointed responsibilities.

President:	Richard Goranflo
Vice President:	Myra Evans
Secretary/Treasurer:	Cindy Johnson
Chairman-Architectural:	Stella Pease
Chairman-Swimming Pool:	Norma Goranflo
Chairman-Roads/Parks:	Leonard Kujawski
Chairman-Lakes/Fish:	John Young
Recording Sec/Bookkeeper	Jeanette Martin (non board member)

Richard asked the board members to make comments to the membership regarding their decision to withdraw their resignations.

Cindy Johnson: She felt that we didn't want to leave the membership in limbo. She indicated that we have lost income due to members who have made the decision to withhold their dues until things are settled. This makes it difficult to plan for the year's budget when we really don't know how much there will be to spend.

John Young: Stated that there were some people who felt that he was not qualified to do his job. His primary interest is to restore the lake to its former beauty and usefulness. This will take approximately \$100,000 and about five years time to complete.

Leonard Kujawski: Reviewed improvements that have been done to the swimming pool area, adding the pavilion and BBQ pit. He is looking forward to more improvements to the area.

Stella Pease: Stated that she loved the lake and the people who lived in Indian Lakes. She asked that every one love their neighbor.

Norma Goranflo: Looking forward to working with everyone.

Richard when over the questionnaire that went out to everyone at the beginning of the meeting. The primary questions is who is willing to serve on a committee.

Due to conflicts in wording between the By Laws and the Sub-Division Restrictions which have not been revisited since 1972, a request was made that a committee be formed to address this issue for the July Membership Meeting. This can be chaired by anyone, but the committee will need to include one board member.

At this point the meeting became a shouting match with much finger pointing and name calling. The recording secretary felt it prudent not to include this in the minutes since it is not pertinent to the substance of the meeting.

Respectfully submitted,

Jeanette Martin

Minutes of Special ILOA Directors Meeting Sunday, February 17, 2008

The meeting was called to order by Board President Richard Goranflo at 4:40 PM. Board members in attendance were Richard Goranflo, Cynthia Johnson, John Young, Myra Evans and Norma Goranflo. Mr. Goranflo established that there was a quorum and Cynthia Johnson volunteered to take the minutes.

The first order of business was the acceptance of Leonard Kujawski's resignation from the Board.

Discussion was held to discuss prospective appointment to fill the place on the Board vacated by Leonard Kujawski. Jeff Johnson will be contacted by Mr. Goranflo to see if he will accept the position.

There was discussion regarding possible budget problems for 2008 because of the divisive activities of the Action Committee. Many members have not paid their dues as of the date of this meeting. In 2007 a total of 288 members paid their dues. If the same number of members paid this year the Association would have a budget of \$34,560. Total expenses for 2007 were \$40,544, however some of these were one time expenses such as a new riding lawn mower and the welded rails around the spillway and boat ramp. The Association also pays \$7,300.00 in liability and directors and officers insurance per year.

A discussion ensued regarding Association attorney Ernest Bogart's written opinion regarding the by-laws. Mr. Bogart said that any changes to the by-laws or changes in dues or assessments need to be unanimously supported by the Board and endorsed by a vote of two thirds of the members present at the annual meeting.

In 2005 the Board passed a motion to institute \$5.00 per month late fees for nonpayment of annual dues. At the June, 2006 Board meeting Mr. Welch made a motion, which was seconded by Mr. Watney, to raise the late charge to \$10.00 per month. The Board can currently charge a \$50.00 per homeowner assessment each year as needed to meet Association expenses. The point was made that the Board's job is to get things done, NOT to do these things.

Myra Evans suggested we consider having fund raisers to help pay for shortages in the budget.

Norma Goranflo gave a report on repairs needed at the swimming pool. These repairs will cost approximately \$2,500. These will be a temporary fix. The pool expert she consulted with said the pool and apron will eventually need to be resurfaced at a cost of 10 to 12 thousand dollars.

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Minutes of Special ILOA Board Meeting
February 17, 2008

The pool repairman fixed a problem with a pump for \$60.00 while he was here. A motion was made and seconded to approve all suggested repairs except the crack in the floor of the pool, pending further investigation, and passed unanimously.

After discussion a motion was made and seconded to change the ILOA post office box from the Smithville post office to the Bastrop post office. Motion passed unanimously.

Cindy Johnson volunteered to call people who indicated on the survey passed out at the January 26 membership meeting that they were interested in serving on a committee to discuss recommendations for revisions to the by-laws to take to the members. Richard Goranflo will provide Cynthia with copies of the surveys so she can begin making the calls after the February 23 Board meeting.

A motion was made and seconded to close the meeting, Motion passed unanimously.

Respectfully submitted,
Cynthia Johnson

Minutes of Board of Director's Meeting

Indian Lake Owners Association

February 23, 2008

Attending:

Cynthia Johnson
John Young
Richard Garenflo

Prior to meeting opening, Richard announced that board meetings were not open to the public and were not required to per the Texas Codes.

Due to the illness of both Myra Evans and Norma Goranflo, a quorum was not met and therefore the meeting was closed.

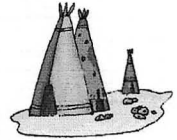
Respectfully submitted,



Jeanette Martin
Record Secretary

Indian Lakes Owners Association

PO Box 2054
Bastrop, TX 78602
Ph: 512.360.5324



Minutes of the Board of Directors Meeting, April 26, 2008

Attending: John Young
Norma Goranflo
Louise Stoerner
Myra Evans
Jeff Johnson
Richard Goranflo

Guests: Mark and Mary Beth Strong

Rollcall was made and it was determined that all board members were present.

Richard called the meeting to order.

Mark Strong brought up the question of how it was determined what dues were paid. They were paying three dues. Richard explained that those with rental property paid dues on those properties and it was up to the owner to collect those dues from their renters unless they wanted to exclude them from the use of the pool and lake. The Strongs also own another piece of property they pay dues on although they do not live there in order to qualify as a member of ILOA. They are the only ones who can vote at the annual meeting

There was a question as to where this was written in the By Laws and it was explained that since there were several versions of the By Laws floating around, the board was attempting to collect the information from all of these iterations for an updated version to be voted on in July. Cindy Johnson is heading this committee and all five of our guests volunteered to be a part of that committee. It is to meet in mid-May to begin the rewrite.

All minutes from October 27 through February 23 were accepted as printed and distributed to all board members.

The issue of open meetings was ^{once} ~~one~~ again brought up and after much discussion the guests present agreed to sit and listen to the meeting without comment unless solicited. A question from one guest was about making the minutes of the board meetings more available to the members of ILOA. The recording secretary (Jeanette Martin) invited anyone who was interested in a copy of the minutes to come by her office to pick them up.

The association will be tightening its belt this year in order to make ends meet due to the rising cost of everything. Richard brought up the possibility of a special assessment to help finish the year. Other ideas were briefly tossed around, but nothing was decided.

Acceptance of the financial statement was approved by the board.

Committee Reports:

Architectural (Jeff Johnson): Four permits for two fences, sheds, and a boat dock.

There is a problem with trash and junk cars in the yard at 133 Tejas. The husband lives there along since the breakup of their marriage and has had some friends living with him. This is not acceptable in accordance with the By Laws and it was recommended that Jeff send a letter ^{siting} ~~siting~~ the deed restrictions via registered mail w/return receipt. This letter is to explain that they have a certain amount of time to comply with these restrictions or it will be taken care of by the ILOA association

at the expense of the land owner.

Jeff also stated that the property at 156 Chickasaw is in need of cleanup as well.

Swimming Pool (Norma Goranflo):

The pool has been repaired, new pump installed along with new filters. The valves still have to be replaced and the cracks need Epoxy repair. The pool will need to be resurfaced before opening next season (2009) which will be rather expensive.

Opening weekend will be Memorial Day weekend. The question of whether or not to have hotdogs and fixings on that Saturday—the board voted to do this.

A hats off to everyone who helped with the cleanup on the previous Saturday, especially to those willing to help the elderly.

Lake and Fish (John Young): The renovation of the lake is still on hold due to a lack of funds.

Mr. Dustin Williams continues to disregard the restrictions and By Laws of ILOA as well as the safety of others using the lake by continuing to do spear fishing. He has been asked eight (8) times to stop by ILOA members, the sheriff's department and even the Game Warden. He is not a paid up member of the association and therefore has no right to even be on the lake.

A letter has been prepared to send to him and it will go out next week citing his continued disregard for the restrictions of ILOA and indicate that the association has the right to revoke and/or refuse him membership in the association with will restrict him from the lake, swimming pool and other facilities.

It was suggested that in the new By Laws and on the sign at the lake that says "rod & reel fishing only." Also, the lake and pool are open only from 9:00 am until 9:00 pm and most of his activity has happened in the wee hours of the morning.

Parks and Roads (Louise Stoerner): Louise was confirmed by the board to this position.

Nominating Committee:

There have been several names suggested for the board, they include: Mr. Rumquest, Mr. Watney, Mr. Williamson, and Richard Appleton. Currently the nominating committee consists of Jeff Johnson, Stella Pease, John Young, and Richard Goranflo.

May 4 has been set for the first meeting of the By Laws committee. It will be held at the ILOA pavillion beginning at 2:00 pm.

A request was made that it be stated very clearly in the revised By Laws about keeping property clean.

A report was made about reflectors being removed from existing guard rails. Also, new guard rails will be installed at the boat ramp.

Motion was made and seconded to close the meeting.

Respectfully submitted,

Jeanette Martin
Recording Secretary

File

Indian Lake Owners Association

PO Box 2054
Bastrop, TX 78602

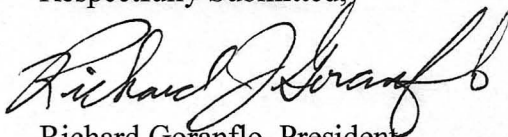
A special meeting of the Indian Lake Owners Association Board of Directors took place on Friday May 16, 2008. The meeting took place by the President, Richard Goranflo, placing telephone calls to the following Board Members: Louise Stoerner and Jeff Johnson. The Board members, Cindy Johnson, Myra Johnson and Norma Goranflo, were contacted in person. The remaining Board member, John Young was not able to be contacted.

The number of ILOA Directors required to be present for a quorum is four so this Special meeting of six out of seven Directors qualifies as a legitimate special Board of Directors meeting.

The purpose of this special meeting was to discuss and vote upon adding Myra Evans name for ILOA Checking Account Signature authority.

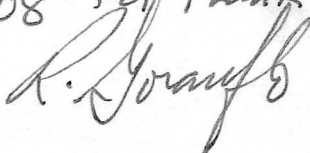
All board members contacted as well as the President voted in favor of Myra Evans having Signature Authority on the ILOA Checking Account with Franklin Bank. The measure was passed by 6 in favor and 1 absentee not voting.

Respectfully Submitted,



Richard Goranflo, President
5/16/2008

Papers & Signatures Delivered to Kim at Smithville Branch
Myra Evans added to ILOA Account Signature Authority
5-16-2008 for Franklin Bank



File.

Paper signed
over at Franklin
Bank, no copy
made.

Indian Lake Owners Association
PO Box 2054
Bastrop, TX 78602

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evans

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All board members contacted as well as the President voted in favor of Myra Evans having Signature Authority on the ILOA Checking Account with Franklin Bank. The measure was passed by 6 in favor and 1 absentee not voting.

Respectfully Submitted,

Richard Goranflo, President
5/16/2008

Indian Lake Owners Association
PO Box 2054
Bastrop, TX 78602

A special meeting of the Indian Lake Owners Association Board of Directors took place on Sunday May 24, 2008. The meeting took place by the President, Richard Goranflo, placing telephone calls to the following Board Members: Louise Stoerner and Jeff Johnson. The Board members, Cindy Johnson, Myra Johnson, John Young and Norma Goranflo, were contacted in person.

The purpose of this special meeting was to discuss and vote upon authorizing the Swimming Pool Committee to set hours for members' use of pool to 10 AM to 8 PM, or any other selected schedule between 9 AM and 8 PM daily.

All board members contacted in person or by phone as well as the President voted in favor.

Respectfully Submitted,

Richard Goranflo, President
5/24/2008

Indian Lake Owners Association
Annual Membership Meeting
July 26, 2008

Closed Board Meeting to Elect Board Member Places

As recording secretary, Jeanette Martin called the meeting to order and opened the floor for nominations for President. Nick Wilson and Gail Byler were nominated. Nick was elected President. He asked Gail to accept the position of Vice President and Vernon Smith to assume the position of Treasurer.

At that time, John Young (the only remaining board member) resigned from the board. His resignation was reluctantly accepted.

The following members of the association were asked to accept appointments to the board: Karen Williams, Lakes and fish; Mary Cox, Swimming Pool; Randy Pederson - Architectural Committee; and, Phillip Webb, Roads and Parks.

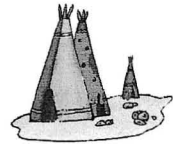
Meeting was adjourned in order to return to the main meeting.

Respectfully submitted,

Jeanette Martin

Indian Lakes Owners Association

PO Box 2054
Bastrop, TX 78602
Ph: 512.360.5324



Meeting Minutes
Board of Director's Meeting
Saturday, June 28, 2008
10:00 am, Smithville Public Library

Attending:

John Young	Cindy Johnson	Norma Goranflo	Louise Stoerner
Myra Evans	Jeff Johnson	Richard Gorenflo	Jeanette Martin
Guests: Jerri Jones and Stella Pease			

Roll call was made and it was determined that with all members being present, the meeting could begin.

Minutes were read and with two corrections were accepted. Corrections were that Myra Johnson should read Myra Evans and in the sixth paragraph, the word "one" should read "once". Minutes were accepted as amended.

Finances were presented by Cindy Johnson and were accepted as reported. The financial records were reviewed and approved. A discussion ensued regarding the payment of past due accounts. It was agreed that cash or checks would be accepted at the door for those in arrears in order to allow those members to vote. A letter is to be prepared to be included in the membership packets to those with outstanding dues to remind those people that their dues have to be paid before they can vote.

John Young asked about the possibility of a pot luck supper as a venue for informing membership of what is really going on. After some discussion, it was decided to let the record speak for itself.

Committee Reports:

Swimming Pool: The pool has been repaired at a cost of ≈\$2,000. Before next year, the pool will need to be relined which will run about \$10,000. This may require a special assessment. It was mentioned that we have \$20,000 in CD that should be ample to repair the pool without any special assessment.

Seventy people showed up for the opening weekend of the pool. Approximately \$130 was spent on the hot dogs, sauerkraut, ice, drinks, etc.

It was agreed that any guests must have a card or be accompanied by a member. There is a limit of 20 people in the pool at one time. There is a desperate need for volunteers to help at the pool to check membership cards and number of people in the pool at one time.

Norma Goranflo reported that when the pool was being prepared for use this year, Rhonda went to pick up supplies and the company did not have ILOA on file. She wrote a personal check which ended up costing her \$100 in check charges before she was reimbursed for the original check. Richard reimbursed the \$100 out of pocket.

Rhonda does two jobs for ILOA on a one-year contract basis with set fees listed: 1) pool maintenance and 2) mowing all public areas. However, the lawn mower broke under warranty early this year, and Sears is charging a \$20 trip charge to come out and fix it. Rhonda has been using her own mower while we are waiting to get the association mower repaired and is charging a minor fee for its use.

Architectural: Jeff Johnson reported that two permits had been issued. Both were for lap pools.

Lakes and Fish: John Young reported that due to problems with the residents not much has happened other than picking up trash around the lake. There has been no trouble with Dustin Williams since the game Warden and Sheriff spoke to him regarding what he would face if he continued to pursue bow fishing. The consequences would be a large fine plus impounding his truck and boat.

There is a problem with the encroachment of reeds on the lake. There was discussion regarding how best to control it. One of the solutions is the need to replace the carp in the lake.

A concern for the crack in the dam was brought up. This will eventually need to be fixed, but the short term fix will be to keep the dam watered so the dirt doesn't split from being too dry.

Roads & Parks: Louise Stoerner reported that everything is fine with the roads. She praised Rhonda for her work in keeping the roadsides clean and mowed. Also, the cleanup in April helped make everything look good. Another cleanup needs to be scheduled for July.

It seems that the ILOA trash man has been responsible for most of the trash on the roadsides. He has not been covering his trailer to keep trash from blowing off.

Reflectors that have been put on the guard rails in Indian Lake Subdivision have been destroyed twice.

OLD BUSINESS:

The nomination committee has met and the following candidates have been proposed for the vacancies that will be coming up in July:

- 1) Jerri Jones (NOTE: Jerri Jones has excellent auditing experience and has volunteered to do an audit on the ILOA books before the Meeting in July.
- 2) Charlie Dammon
- 3) Lynn Phillips

Also accepted by vote to fill the vacancy on the Lake and Fish committee was Doug Watney.

NEW BUSINESS:

The By Law recommendations were presented to the board (see attached). Motion was made and seconded to accept this report. Passed.

Provisions of BBQ and drinks for the Membership Meeting was agreed on. A request was also made to have name tags.

Motion was made to have this meeting in the American Legion annex. Passed.

Motion was made to adjourn.

Respectfully submitted,

Jeanette Martin
Recording Secretary

Indian Lake Owners Association



PO Box 808
Smithville, TX 78957
Ph: 512.360.5440

Organizational Meeting Minutes
Saturday, August 23, 2008
10:00 AM, ILOA Pool Pavilion

Board Members Present:

Nick Wilson, Gail Byler, Vernon Smith, Karen Williams, Mary Cox, Randy Pederson

Meeting was called to order by President Wilson.

Vernon Smith provided the July bank statement for review by the board. An affidavit listing delinquent property owners was obtained from Vernon at the courthouse in Bastrop. There was discussion among those attending about liens and collection status. It was determined that the liens need to be audited to ensure that the delinquent dues were legitimate and the amount owed is correct. The practice of past discounting of delinquent dues was discussed and there was concern that this practice was not approved by the membership. Also it was noted that if the option were approved it should be extended to all members to be fair.

There was considerable discussion about the ILOA Certificate of Deposits, where they were deposited and the interest rate that is being earned by them. A suggestion was made by Charley Dammon to search for a bank that would give the ILOA a better interest rate. Charley agreed to check around for a bank with better interest rates to deposit ILOA CD's into. There was also discussion about also changing the checking account to a different bank, but due to logistics this was not thought to be a good idea.

There was discussion among the group about the quality of the meetings recordings. There was a suggestion from Charley Dammon to investigate the purchase of a wireless microphone and a new recorder might aid in a better recording. The microphone could be passed around more easily to speakers. Charley was delegated to check into cost, etc. There were several offers of donations from the attending members.

Nick Wilson informed the meeting that an Audit Committee had been formed for the purpose of auditing the 2007-08 Fiscal Year finances. The members of the committee are Bill Nance, Charlie Dammon and Stan Earle. The committee requested that the board set a deadline for audit results, provide a listing of specific areas to audit and a letter to the bank and bookkeeper giving permission to access all ILOA financial records. The board agreed to write both letters and provide to the audit committee members.

Vice President Report - Gail Byler addressed the meeting and the members to have patience with the board since they had only been in office for three weeks. There are a lot of issues to be addressed and the more pressing and important ones will be taken care of first. She apologized for the confusion over the meetings and dates but explained that there was a need for the board to meet and discuss how things were going in the different areas and just general communication between the different areas.

A cost analysis sheet was handed out to the board that shows a comparison between Domainerdeals.com and Yahoo on providing the ILOA with a hosting service. Domainerdeals.com could provide the service at lower cost than Yahoo. The added incentive to go with Domainerdeals.com was not just the lowest cost,

but the owner Deb Nyberg has volunteered her services to assist ILOA in website setup and training. She has agreed to provide training to construct and maintain the website. Gail Byler has agreed to be the ILOA website account administrator and webmaster. The new website name will be "indianlakeowners.org". ILOA also has the domain name "indianlakeowners.com" that was used in the previous website; all inquiries to this site will be directed to the new website.

The recommendation to the board at the Bi-Monthly meeting will be to retain Domainerdeals.com to host the ILOA website. The cost will at a minimum be \$60.00 and a maximum of \$100.00 annually, depending on the amount of content and pages on the site.

Gail will be unable to attend the Bi-Monthly Board Meeting on 08/30/08. Karen Williams has agreed to give her report for her.

The ILOA minutes from 2002 thru 2008 were reviewed to identify Board actions on items such as Late Fees, Assessment, and Special Assessments. A spread sheet was prepared to show the action and date acted upon by the board or membership. The research showed that the late fees were approved by the board, but was never approved by the membership. A transfer fee of \$30.00 was approved by the board but denied by the membership. A one time Special Assessment of \$50.00 was approved by the board and approved by the membership. The membership re-confirmed that this was only to be done in case of an emergency by the board, and it would still require approval by the membership at the annual meeting. The sheet submitted also showed other board actions such as: pool surveillance camera, loan from Goranflo, legal fees to amend bylaws and address privacy concerns by members while swimming. A copy will be attached to these minutes.

There were certified letters sent to the former board members and secretary requesting any ILOA records or assets that were still in their possession be returned to any board member. Richard Goranflo was sent an additional letter requesting that he cease operating the website he had been maintaining since ILOA would be constructing another official ILOA website. In addition, he was asked to provide any domain registrations that were owned by ILOA to the board. He has not provided anything to the ILOA to date.

The ILOA business cards were provided to the board and attending members, there was a change in a phone number and the website will be added when approved. The plan is to send the business cards out to members to make the board accessible. The front of the card includes the ILOA number and all board member names and contact information is on the back.

The attendees and board discussed the posting of board meeting dates. There was a suggestion to have a generic sign made and placed at the entrance. The sign would say that ILOA Bi-Monthly Board Meetings will be held the last Saturday of February, April, June, August, October and December at 10am at the ILOA Pool Pavilion. If a board meeting date or time is changed or additional meeting scheduled, it will be posted in this location.

Travis Sheffield has been delegated to do a comprehensive study of the insurance currently held by the ILOA. He has also been asked research to and recommend any changes to the coverage he feels is necessary. He requested that all amendments of ILOA insurance policies be given to him. Vernon had one and he gave it to Travis. Travis indicated that he had requested an amendment but this was not all that he had requested. The insurance agreements held by the old board were useless according to Travis. He recommends that ILOA obtain insurance covering Board members in the event of a car accident while doing ILOA business. The owners insurance will repair damage and the ILOA policy will protect against lawsuits. All insurance coverage comes due May 1st and Travis feels that the policies need to be spread out over a period of time.

Bill Nance reported that he is investigating the ILOA income tax reporting status as a non profit organization.

Dan Cox inquired about the Bylaw Amendments that were approved at the Annual Membership Meeting to see if they had been done and recorded at the court courthouse. He indicated that new copies would have to be posted on the bulletin board and on the new website.

Committee Reports

Lakes and Fish: Karen Williams reported that she has been working on providing a balanced financial report for Fiscal Year 2007-08 to the membership. She felt that since she made a motion to table the financial report at the Annual Meeting until it could be balanced that she should follow through with this task. A Fiscal Year 2007-08 Financial Report was provided to the board by Karen. The audit committee responded that the work that Karen has done will save them quite a bit of work in performing their audit of Fiscal Year 2007-08.

Karen also informed the board and audit committee that she has the filing cabinet containing the ILOA records at her house. They are welcome to come by and look at the records anytime. She has received the information she had requested regarding the ILOA CD's from Franklin bank on Friday the 22nd. She will make this information available to the Audit Committee as part of their audit.

Information on the layout and history of the lake was requested by Karen, if anyone has anything please make it available to her. She said that the west end of the lake and island needs a lot of work like removing cattails. If there is a need to use chemicals, she would like eco friendly chemicals used. The pond at the base of the dam could contain a natural spring the TCEQ had reported when they did their inspection. A ladder for the dock has been built by volunteers, but there are more repairs that need to be done. Karen would like to get help from committees to assist with lake, fish and dam projects.

Architectural: Randy Pederson reported that no permits have been issued since he has taken over this area. He requested a list of lots and owners and a listing was provided to him. This should help with identifying owners of lots with restriction violations. He will send notices to offenders along with copies of the ILOA Bylaws and Restrictions and inform the owners that there will not be any fees collected for permits.

There was a discussion of what is posted at the entrance bulletin board. Bill Nance volunteered to check it out and make sure that all of it is factual and current. Gail Byler will furnish him with an updated list of the Board of Directors and contact numbers to post.

There was additional discussion regarding late fees and permit fees, and the need to remove them from member accounts. There was still concern that there was a need to charge late fees to encourage members to pay their dues on time. Also, it was recognized that people want to buy additional lots, but both the back taxes and Association dues have accumulated and it is financially prohibitive to purchase them. There was a suggestion that the Association consider accepting 25% of total amount of back dues. This would give an incentive to prospective buyers and would bring the new lot owners into compliance with the bylaws.

Swimming Pool: Mary Cox wanted to make sure everyone knew about the Back to School Party tonight, there would be a potluck and hoped everyone could come. Randy has been helping Mary install some plumbing at the pool. Rhonda worked on the pool for three days after the rain before it was ready to swim in. Marybeth and Mark Strong donated paint for the swings. Mary Cox has some paint she is donating for inside the pool house. Mary has contacted Austin Pool Co. (Wylie Pool Service) for an estimate for pool repair. He said the pool is in good shape for a 30 year old pool. Mary wants to have a fund raiser for pool repairs. There was a question from Charley Dammon if mosquitoes were sprayed for around the pool and pavilion area. Mary said that they do not spray for mosquitoes but do put out fire ant killer. Travis said an

electric sprayer had been purchased in the past and was usually kept in the storage building, he asked if anyone had seen it, no one knew where it was or had seen it. Mary said there was a new law pertaining to pools that would require the replacement of drains in the bottom by 2012. The drain in the pool needs to have a two foot grid placed over it to diminish suction from the drain.

Indian Lake Owners Association

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Meeting of the Board of Directors

August 30, 2008

10:00 am

Minutes

Meeting was called to order by President, Nick Wilson. It was determined that all members but one were present so the meeting was opened.

Those in attendance were; Nick Wilson, Vernon Smith, Gail Byler, Karen Williams, Mary Cox, and Randy Pederson.

The minutes from the June 26 board meeting were read. Since none of the current board was present to confirm the correctness of the minutes, Gail moved that they be accepted as read, with Mary's second. Motion passed.

The Financial Report was presented by Vernon. After much discussion the report was accepted as filed for audit. The need for a determination on the legality of property liens was discussed. As part of the discussion Travis Sheffield said that yes, it is legal to file liens against ILOA property owners who have not paid dues. Karen Williams and Elizabeth Brissette volunteered to assist Vernon Smith in making sure that the amount of the liens currently held by ILOA is valid.

Committee Reports:

Architectural: Randy Pederson reported that one permit had been issued.

The permit application is in the process of being revised and a letter is being prepared to be sent to all property owners who are not currently in compliance with the By Laws concerning additions to their property. Attached is a copy of the proposed revised application.

Swimming Pool: Mary Cox reported that the get together was very successful. She thanks everyone who brought food and helped with the back to school outing. NOTE: A community wide garage sale has been suggested for early November. There was a suggestion made that a Halloween Party be held at the pavilion for the neighborhood.

Plans are to keep the pool open until late October.

Estimates are being assembled for resurfacing the pool. Stan Earle brought up the question of a sealer coat over the plaster to protect it. The crack repair and drains also need to be addressed in all bids. Stan also suggested that the contractors be checked with the Better Business Bureau. Charlie Dammann suggested that this can be done on the Internet. Christine Earle suggested that a list of repairs needing to be addressed be broken down on each bid to make sure that everything is covered in the bids. There was also a question of the difference between plaster, standard quartz and premium quartz needs to be defined. Charlie Dammann recommended that the licensing, bonding and insurance coverage of all bidders be confirmed.

Roads and Parks: Phil Webb's report was made by Karen Williams. Bastrop County is repairing roads. The nine security lights that were in question have been located and are listed on the attached report.

The necessary paperwork has finally been filed with AT&T changing over the responsible person from Richard Goranflo to Nick Wilson. Travis Sheffield reported that ILOA had a contract with SWB regarding the phone equipment located at Lot 19. SWB agreed to keep up the building, equipment, and mowing around the building. Currently the fence is in bad need of repairing which should be a part of that contract. Travis suggested that the contract be found and presented to AT&T since they have taken over SWB.

Lakes and Fish: Karen Williams gave an extensive report on the lake, fish and dam (attached).

Karen also reported that the cattails have become so numerous in the lake that they pose a threat of flooding if we get a large rain. She had done extensive research on what is the best thing to do and has found a substance called Shoreklear that attacks immersed weeds without hurting the fish, food or animals and will also work on hard reeds. According to the directions, we are almost at the end of the time frame for getting the cattails sprayed this year.

The main thing is that once the cattails are dead, they will need to be gathered and burned to prevent the seeds from spreading. Cindy Johnson said her husband had the equipment needed to cut out the cattails once they are treated. Any that are along the lake's edge can be mowed down, however those surrounding the islands will have to be hand pulled, piled and burnt on the islands.

Karen also wanted to recognize the contributions of help received from Glen Ambrose, Rick Appleton, Robert Sconci and Glover Gill.

A recommendation was made to trap one of the white Carp and a regular Carp to be sent to A&M for determination of whether or not the fish are breeding. This could only happen if some foreign albino Carp got into the lake.

A workday will be needed to clear the bogged areas of the lake including a dead willow tree.

Request was made to check on the keeper or slot size of bass that is followed by the Texas Parks & Wildlife at Fayette Lake.

Karen requested permission to accept bids for continued construction of guardrails. Motion was made by Gail Byler and seconded by Vernon Smith to solicit bids on constructing the needed guard rails.

Motion was made by Randy Pederson and seconded by Gail Byler to give Karen the go ahead on all of the requests she has made without further approval need from the board. Motion passed.

OLD BUSINESS:

Karen Williams presented her revised 2007 Financial Report. This report was researched and revised based on financial data available from ILOA financial records. This report was compiled as a result of the membership not approving the report presented at the 2008 ILOA Membership meeting. See attached revised 2007 Financial Report.

NEW BUSINESS:

1. Charlie Dammann reported for Bill Nance, since he was unable to attend. Bill is still investigating ILOA tax exempt and IRS income tax status.
 - a. IRS Tax Exemption Status was lost in 1982.
 - b. Vernon asked about the State Tax Exempt number. There were some numbers available, but all needed to be confirmed.
 - c. Charley stated that according to the records he found, that nothing has been filed with the IRS since 1985.

Bill Nance is still working on this problem and is not ready to make a full report, but will hopefully have something by the October Board Meeting.

2. Travis Sheffield reported on the status of ILOA insurance coverage. It has been determined that we are being charged for four (4) playgrounds when in fact there is only one (1). We are being charged for volleyball and basketball courts that do not exist. We are charged for buildings with somewhat questionable square footage, and the number of homes in Indian Lakes has not been confirmed in several years.
 - a. No recreational facility was declared since there were no social events taking place that were sponsored by ILOA.
 - b. ILOA owns a number of lots that are not listed in the insurance policy.
 - c. The crime policy is still under investigation. It currently appears to only cover the association in the case of financial fraud from the two named board members. It was also mentioned that those signing ILOA checks should be bonded.
 - d. Currently our property is listed as buildings valued at \$17,000 and equipment valued at \$7,500.
 - e. Randy Pederson made the motion and it was seconded by Karen Williams, for Travis to firm up our insurance policy which is to include the following:
 - i. Auto Coverage (costing appx. \$115 - \$145) this will be \$500,000 coverage single limit
 - ii. ILOA Sponsored events - six per year
 - iii. Addition of listing all property owned by ILOA for liability coverage
 - iv. Explore insuring small storage building plus contents
- (a) Gail reported that the Board of Directors had agreed to assess a late fee of \$5.00 per month on late dues in 2005 and raised this to \$10.00 per month in 2006. These changes were never brought before the membership for a vote. Karen made the motion and Vernon seconded it, that we should suspend late fees until presented to membership for a vote. Also, all open invoices should be reviewed and corrected statements sent to those members. Motion was approved.

Karen suggested that we review all accounts before January billing to determine actual amount due and confirm that correct statements are sent.

1. It has been noted for the record that the audit committee consists of Charlie Dammann, Bill Nance and Stan Earle. They will have an audit report ready as of the October meeting.

The corrected By-Laws were presented to the board. There are minor anomalies in wording that is to be corrected. Also, since the ILOA address has been changed back to the PO Box in Smithville, Gail made the motion to keep that address in the By-Laws, Karen seconded. Motion carried.

3. Gail recommended that Domainerdeals.com be approved by the board to provide web hosting for the ILOA Web Site. The annual subscription with Domainerdeals.com. will cost approximately \$100 per year to host the site. Randy moved that this be approved by the board and Karen seconded. Approved.

Deb Nyberg has volunteered to assist ILOA in constructing the website and has agreed to train Gail to maintain and update the site. All of this work will be done at no cost to ILOA membership.

4. Gail presented ILOA business cards for approval. The card format, which includes ILOA and board contact information, was approved by the board. The board requested that about 50 each be printed at this time. There discussion about sending out cards to the membership with the January 2009 invoices to save money on postage.
5. Gail proposed a committee of volunteers to help keep the residents of Indian Lake more involved with the association.
6. Accounting Procedures: Currently, the President and Treasurer approve bills that are then sent to Jeanette. She cuts the check which is sent back for signature of the President and Treasurer in an envelope that is stamped and ready to mail. Vernon stated that he is comfortable with the procedure that is currently being followed by the bookkeeper to keep an accurate paper trail.
10. A discussion was held on the pros and cons of using a debit card. This is a card that is prepaid and would be controlled by the Treasurer. An alternative would be to have a petty cash system. Karen made a motion and it was seconded by Gail that the Vice President and Treasurer research and make a proposal to the Board on the advantages of both a debit card and petty cash system. The Motion was approved by the board.
11. A clarification was requested regarding the reimbursement of Board members who have incurred out of pocket expenses on behalf of OLOA. Nick read the Bylaws which state, "No Board member shall receive remuneration for services rendered to Indian Lake Owners Association while a member of the Board of Directors." Article III Section 6, The Board agreed that a service by the board cannot be reimbursed, but out of pocket expenses on behalf of ILOA are reimbursable.
12. Each Board member is asked to assemble a budget for 2009.
13. Karen presented the board with a list of assets going back to 2004 based on bank statements. Mary Cox, Rhonda Johnston and Christine Earle have been asked to bring this up to date and report at the October meeting.
14. Charlie Dammann reported on the cost of a new recorder which would range from \$70 to \$600. The new recorders are digital so there would be no need for tapes and would have a longer recording time. Karen made the motion and it was seconded by Randy that the Board authorize up to \$200 towards a new recorder. The motion was approved by the Board. NOTE: Donations were received from both Board members and association members, totaling \$263.64.
15. Charlie also pointed out that being a corporation limits the type of bank accounts we can have.

16. The donation to the Smithville Volunteer Fire Department was brought up for discussion. It was decided that this should be postponed until we know for sure the funds will be available. Vernon was asked to make a recommendation on finances at the October meeting.
17. Mark Strong has volunteered to paint the playground equipment and bathhouses. Miss-matched paint can be purchased at \$5.00 per gallon vs. regular paint at \$20 per gallon. This paint can be tinted whatever color we want. Mark was asked to bring a proposal to the next meeting.

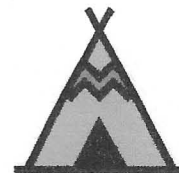
Mary Cox made the motion and Randy Pederson seconded to adjourn. Meeting closed.

Respectfully Submitted,

Jeanette Martin

Indian Lake Owners Association

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Emergency Meeting of the Directors

September 13, 2008

2:00 pm

Meeting Minutes

Meeting was called to order by President, Nick Wilson. It was determined that all members but one were present so the meeting was opened.

Those in attendance were; Nick Wilson, Gail Byler, Karen Williams, Mary Cox, Phil Webb and Randy Pederson.

The meeting was opened with the nomination of Charley Dammann to fill the Secretary/Treasurer position by Nick Wilson. The vacancy was a result of the resignation of Vernon Smith for personal reasons. The appointment of Charley passed with unanimous 'Yes' vote by the Board.

Due to his appointment to the Board Charley will no longer be able to be on the Audit Committee. The Board will have to name a replacement. Nick will check with Marybeth Strong and see if she is willing to serve on the committee.

Charley said that he would be willing perform the bookkeeper duties temporarily, if volunteers could help with the recording and typing minutes. Carolyn Koopman had agreed to record minutes previously and Christine Earle has volunteered to type them up. As part of the proposal Charley said an Audit Committee should be retained year round to perform monthly audits as a check and balance tool. There was discussion about using Excel spreadsheets instead of QuickBooks for accounting purposes. Charley said he could use Excel to track expenditures, etc. Gail expressed concern that QuickBooks tracked more than expenditures. The program retains member information such as property info; addresses, account status, invoicing, reporting and ILOA would not want to lose that information. Gail volunteered to assist Charley with implementing the QuickBooks software and bookkeeper duties until a decision is made whether or not to fill the position. There was discussion of the paid bookkeeper duties such as taking ILOA calls, researching documents, posting payments, updating member records, that are time consuming and necessary. The question was, if Charley would have the time to perform all the required tasks in addition to his Board responsibilities. The Board agreed and decided to re-visit the bookkeeper position at a later time when the ILOA financial and accounting practices were in a more stable condition.

The subject of ILOA property liens was brought up due to a property owner requesting a release of lien. The amount of the lien will be negotiated upon payment of arrears. The committee to audit the liens has been changed to include Karen Williams, Liz Brissette and Gail Byler.

The Franklin Bank statement for this month has been received. The address had not been changed to the new post office box. Gail said she went to Franklin and made sure that the check signers and address has been changed and copies were given to ILOA showing the changes. The physical address is incorrect and Gail said she would re-visit Franklin and have it changed to Nick Wilsons address, 415 Big Bow, Smithville, TX. 78957. There was discussion and suggestions that ILOA should

change banks due to the poor service received from Franklin. Charley will prepare a comparison of local banks for Board review to aid in the selection of a new bank. Nick suggested that a locking mailbox be constructed to receive ILOA mail and placed at the entrance, the Board was agreeable that this should be done.

Charley will provide the financial reports for the September 27 meeting, this will include checking and CD's with an ending and beginning balance.

The next highway trash pick up for FM153 will be held in October. There was a call for volunteers to help with the pick up. Randy Pederson said Julie Pederson would assist in coordinating the volunteer effort.

Nick adjourned the meeting.

Indian Lake Owners Association Bi-Monthly Board Meeting October 25, 2008 10:00 A.M. Indian Lake Pool Pavilion

Board Members Present: Nick Wilson, Gail Byler, Karen Williams, Mary Cox, Randy Pederson, Bill Nance
Board Member Absent: Phil Webb
ILOA Members Present: Christine Earle, Rhonda Johnston, Lynne Phillips, Carolyn Koopman, MaryBeth & Mark Strong, Mr. Otto, Liz Bisette, Stella Pease

Call to Order & Roll Call for Quorum	
Nick	Nick called the meeting to order and indicated a quorum was present.
Reading of Minutes	
Nick	The minutes were not read as all Board members had received them previously. ?????? made the motion that the minutes of the August 30 Board meeting and the September 13 Emergency Board meeting be accepted as they are. ?????? seconded the motion. The motion was carried by a majority vote of the Board. <i>Decision 1</i> Need names of those who motioned and seconded.
Pressing Business	
Nick	New Board Member - Due to Charley Dammann's resignation Nick appointed Bill Nance to serve as ILOA's Secretary/Treasurer. ??????? made the motion to accept Bill as the Secretary/Treasurer and ?????? seconded the motion. The motion was carried by a majority vote of the Board. <i>Decision 2</i> Need names of those who motioned and seconded.
Financial Report	
Bill	Financial Report - Bill stated he has not had time to put together a report. He stated the checking account balance was \$17,197.30 as of September 30. He estimated the monthly expenses will be between \$2,500 & \$2,800. He stated he will be looking for a bookkeeper. Karen shared with the Board her analysis of expenses for pool maintenance, pool chemicals, mowing, office supplies, printing, bookkeeping & mileage, repairs & miscellaneous, water, electric, phone and the cost of the annual meeting.
	Audit Committee - Bill stated the Audit Committee was not at a point where there is a finished audit. There is a need for new people as both he and Charley are no longer available. MaryBeth stated she has been very busy but she will have time over the next couple of weeks. Carolyn Koopman volunteered to be a participant. Karen stated she has paperwork to contribute to the Audit Committee. Nick stated he does not have a problem giving them the time they need to complete the report. <i>Future Agenda</i>
Committee Reports	
Mary	Swimming Pool - Mary introduced John Osborne of Blue Ribbon Pool Repair and distributed a pool repair estimate. Mr. Osborne gave the Board a rundown of the repairs that are needed immediately and included a future repair estimate. He stated the repairs will take 2 ½ days and will last a lifetime and the pump for 30 days. He stated that with the short term repairs proposed in the Estimate (attached), he could save us \$100.00 a month on chemicals. Questions (answers) were taken from those present and included: what type of insurance do you have (he is bonded and carries personal insurance through a diver's association); do you subcontract the work (no, he does the work himself); how long will it take to fix the cracks? (6 hours). Other options such as, other estimates, pool liner, pool cover, and the cost of the repair were discussed. Gail made the motion to approve the current bid of \$3,000.00 for the pool repair (bid attached - tile repair and seal, repair 4 visible cracks & 20 bare spots, stop the pump leak and install a new drain lid). Mary seconded the motion. The motion was carried by a majority vote of the Board. (Karen opposed.) <i>Decision 3</i>
	Repaint Swings & Install Sprinkler System - Mary stated that the Boy Scouts were available next weekend to begin painting the swings & installing the sprinkler system. The sprinkler system will use the overflow water from the pool to water the grass along the walk between the pavilion and pool. They needed professional advice from Mark as to how to sand and paint the swing sets. Additionally, the Scouts will be repairing the tables and painting them. Karen requested a detailed estimate of the cost. Mary stated the paint was donated and the cost of the sprinkler system would be materials only. Total cost is estimated at \$100.00 and labor is free (Boy Scouts). Mary asked if Stan could get a trencher and Bill volunteered to contact Stan. (Stan stated he would get a trencher if one is available.) Randy made a motion to approve \$150.00 for the cost of the materials to revamp the playground and install the sprinkler

	system. Gail seconded the motion. The motion was carried by a majority vote of the Board. <i>Decision 4</i>
	Halloween Party - Mary reminded everyone of the Halloween Party tonight at 5:30pm. There will be a costume contest by age group, piñatas, hay rides, etc. She invited everyone to come out and have a good time.
Randy	Architectural - Randy reported he sent out 5 letters requesting members to comply with deed restrictions: Two were for debris on property and three were permit issues. He had a quick response on all. There was one person who has a travel trailer in which they are living and Randy stated he went by to talk to them. The member stated they were trying to get financing for small home. The member is within 30 days of knowing for sure if he is approved. Devon and Kim Nyberg requested a permit to bring in a mobile home on Chief. Randy stated he had to explain the restrictions to two people, as they wanted to bring in 10 year old mobile homes. He received a complaint about a travel trailer and by the time he got by there two days later, they were gone, so this issue has resolved itself. Carolyn brought to Randy's attention a car on unstable jacks at Deer Run and Tejas. Randy stated he will check into it.
	Highway Cleanup – Randy stated they had a very successful highway cleanup on Oct. 11. A good number of people showed up and we completed the job in an hour. (Randy and Julie provided donuts to participants.)
	AT&T – Randy spoke with a representative of the telephone company regarding the damaged phone box and fence at the entrance. AT&T stated they were waiting on a settlement with the insurance company of the person who caused the damage. A new box has been ordered and the fence will be repaired.
	Variance Request - Randy received from Gail a variance request from a title company on Metta Johnson's property. She is selling it and the property reflects an ILOA easement on the plat that goes directly through her house. But ILOA does not use this easement, as there is another easement located in another area of the property. This specific easement has not been titled to any utility company – it is strictly ILOA's easement. Bill made the motion to approve the variance. Randy seconded it. The motion was carried by a majority vote of the Board. <i>Decision 5</i>
Karen for Phil	Roads & Parks - Karen shared with the Board that she spoke to Phil the day before and encouraged him to be at the meeting. But he stated he needed to go back to Houston. He shared with Karen that he has requested his job end November 7.
	Burn Ban – Karen stated that Bastrop County is currently under a burn ban. There is a sign at Phil's and she can get it, but it needs to be posted at the entrance. Bill volunteered to install it. <i>Action 1</i>
Karen	Lakes & Dam – Karen stated both the Dam & Pond have been mowed. Cattails have somewhat been sprayed & the island has been cleared. The next task is to remove and burn them. The pier is still in need of repair, still trying to replace screws. She stated she could use volunteers.
	Rock Campaign - Karen initiated a Rock campaign for the erosion on the lake side of the dam and the crack on the top of dam. Rhonda has been dropping rocks here. Karen requested ILOA members who wanted to dispose of their rocks to take them to the dam area and help fill in where it is needed. She will provide buckets for anyone that needs a container to transport the rocks and will leave a detailed message on her phone recorder on where to dump the rocks.
	Grass Seed - Karen stated she needed rye grass seed for the top of the dam. Discussion on the types of grass followed. Karen made the motion to approve \$100.00 for grass seed. ???? seconded the motion. The motion was carried by a majority vote of the Board. <i>Decision 6</i> Need name of who seconded.
Old Business	
Gail	ILOA Assets - Gail stated that Mary is in the process of completing an inventory of the assets. Mary stated that the shed on Tejas was the only assets left that needed to be inventoried. She stated this will be completed within the next couple of weeks. Gail requested they be given time to complete the report. Gail also volunteered to type the report for them.
Nick	Insurance Coverage Update - Nick asked if any Board member had an update, as Travis was not

	available. Gail stated that the Association vehicle premium has been paid. Karen explained this covers anyone who is conducting ILOA business.
	IRS Filing Status - This is placed on hold until Bill gets time to work it out. <i>Future Agenda</i>
	Bank & CD Status - This is placed on hold until Bill gets time to work it out. <i>Future Agenda</i>
	ILOA Mailbox Location & Construction - The Board is considering installing a secure, indestructible and weatherproof mailbox within the subdivision. It is sometimes difficult and inconvenient to pick up the mail at the Smithville Post Office. Bill stated that the post office box is paid up and there is plenty of time to address this at a later time. This is placed on hold while Nick looks into the types available. <i>Action 2</i>
	Sign for Entrance - Nick acknowledged and thanked Mark for the sign he created and placed at the entrance. A discussion of the need for a permanent and versatile sign ensued. Perhaps even a solar light be installed so it could be seen at night was also suggested. The location of the sign was discussed. Bill suggested that ideas for the sign be emailed to Nick and Gail. Both Bill and Mark will coordinate the design and installation. <i>Action 3</i>
Bill	Vicious Dogs - Bill had the file from Lynne Phillips on the vicious dog which attacked and killed her dog. Bill shared that he had personal experience with this, as his dog was attacked by a pit bull also. He stated we need a better response from the County when a report is made. He would like to attend a Commissioner's Court and speak on behalf of the subdivision, requesting better security regarding both vandalism within the subdivision (a member brought a complaint to the Board before the meeting began) and a better response to complaints about vicious dogs. Two pit bulls were identified: one on Big Bow and one on Deer Run. These dogs run loose at times. Bill invited Lynn to attend with him. He will send out an email notification on the date he will be attending. <i>Action 4</i> Karen stated that she has followed up with the County and if you are not satisfied with the results of their actions, you can request an investigation. Carolyn added that Animal Control will not come out unless you trap or contain the animal. They will not spend their time hunting down an animal.
Karen	Bylaws - Karen stated she wanted to address the request from July to have the amended Bylaws filed with the County. Gail stated they have been filed and will put on the website when they are received back.
New Business	
Gail	Update Secretary of State Records - Gail stated the Secretary of State records have been updated, but she will need to update it again as a change in Board Member has occurred – change in Secretary/Treasurer.
	Operational Procedures - Gail stated the Operation Procedures have been worked on for a while and they are about 95% where we want to be. She verified this with the Board members. Other items have come up, such as, reading the water meter. Mary volunteered to do this – so this will go under the Pool Chairman's responsibilities. Gail stated there was a lot of input and review. Gail motioned these Operational Procedures be implemented as written. Bill seconded the motion. The motion was carried by a unanimous vote of the Board. <i>Decision 7</i>
	Discrepancies in Members Accounts - Gail has been looking at member accounts, cross referencing Appraisal District records with membership records and found some discrepancies. There were several differences on who owned specific lots/properties and who the actual member is. Gail stated she did not know how ILOA wants to handle this, but she suggested we need a form so the owner can delegate their voting rights or member rights to that person. Because it is not right for someone to vote if they are not the owner. Christine stated the process for signing over their voting rights is in the Bylaws and Mary agreed. (see Article 1 Section 3)
	Gail stated there is a lot (2-182) on Ute that the Appraisal District says ILOA owns, but the membership records state it is owned by Max & Penny Ackerman, who apparently never filed the deed. ILOA received a bill from the Appraisal District for a little over \$6.00. In discussing this with Charley (past Secretary/Treasurer), we made the decision to go ahead and pay it. Gail stated she has spoke to the Ackerman's one time, but further messages to them have gone unreturned. Christine asked if a certified letter was sent and Gail responded no, she had not sent one. The question is what are we (ILOA) to do

	<p>since it is in ILOA name at the Appraisal District, but our membership records state the Ackerman's are the owners? Bill volunteered to help Gail research this. <i>Action 5</i> Bill suggested there may be some circumstance that they may want to get rid of the lot or if they don't, we need to add them to our delinquent list.</p>
	<p>Foreclosed Property - Gail asked MaryBeth to explain what was told to her regarding foreclosed property. MaryBeth stated she was told by personnel within the attorney's office that handles the Sheriff's sale that once it goes through the Sheriff's sale, then the homeowner's association has no claim to those, if we were named in the suit. Bill to check real estate laws. <i>Action 6</i> Gail stated she spoke to a lawyer who stated that homeowner liens go back 4 years. Mechanic liens expire in 1 year. The last release of lien she handled for a gentleman, the title company went back to 1993. How far does the Board want to go back to give release of liens? Do we need to seek additional legal counsel or do you want to go with what Gail found out? Each and every lien has to be released individually; you cannot do a blanket release. She asked the Board members to keep it in mind.</p>
	<p>Release of Lien Signatures - Gail stated she has already completed three <i>one</i> releases of liens – for the Brad Pase lots, and the Morizot lots. She asked if the Board want one or two signatures on each release. Bill suggested that the President or Vice-President would be the designated person and that it would only require one signature. Either one of them would be acting in good faith for ILOA. Gail added that getting notary signatures is getting to be a big hassle – does anyone want to be a notary? Bill stated that he is considering becoming a notary, at his own expense, since he is now Secretary/Treasurer. Gail stated she should add the procedures for variances and release of liens to the Operational Procedures. <i>Action 7</i></p>
	<p>Breakdown of Member's Accounts - There are 118 accounts past due; including 1 that owes \$10. Breakdown: 45 over \$1,000; 48 owes between \$500 – 599; 16 owe less than \$200 and 9 owe less than \$50. This is for the past year's dues and includes late charges. Either they don't want to pay or they don't know they have the late charge. The max is \$2,476 on one person and the least is \$10. She can only guess the reasons they are past due: don't want lots, deceased family members, dues are too high, moved and no forwarding address, behind in taxes and will be sold at a Sheriff's sale. Some quit paying when dues went to \$120 and possibly they don't feel the lot(s) are worth the added cost. She is looking for guidance from the Board on what to take on these outstanding balances, do they need to be adjusted, and if so, how? The Sheriff's sale is pretty self explanatory – we take off previous dues owed. Can we do that, or are we going to put it off to another day? Bill states there are some are some legal instances where we cannot collect, but he will research Real Estate law on what we can charge. <i>Action 8</i></p>
	<p>Late Fees - Gail is encountering issues regarding the payment of late fees and has a couple of questions for the Board: Can we charge late fees? If so, how much and how often? If not, can all ILOA accounts be adjusted or not? A lengthy discussion followed regarding the legality of late fees, should they be refunded, and who has the legal right to decide. Bill stated that he is opposed to late fees of any kind; it was illegal for the past board to charge them and he firmly believes members should be repaid. He believes the late fees on record should be set aside in a non-collect status and this issue should be brought before the members during the annual membership meeting and what the majority decides, the Board will need to comply. Karen stated she expects everything to be fair and across the board. She also stated that when she purchased the two lots across from her house, she negotiated with the Bookkeeper to reduce the total cost by 50%. Mark suggested that the upcoming invoicing include only the current year, this will encourage members to go ahead and become current, and again, it can be addressed at the annual meeting. It was also noted that the present Board rescinded the collection of late fees in August. Gail made a motion that when any account comes up between now and the annual meeting, that it be addressed on an individual basis, drop the late fees and grant a release of lien after the dues are paid. Bill seconded the motion. The motion was carried by a unanimous vote of the Board. <i>Decision 8</i> Gail shared with the Board that a lot previously owned by Vernon Tuck was sold at a Sheriff's sale. The person that bought the lot contacted Gail to find out how much was owed. She stated the account showed \$250 was owed – \$240 for past dues and \$10 late fee. Should the late fee be dropped?</p>
Bill	<p>Proposed Fiscal year Change - Bill stated he did not see a problem with the keeping the fiscal year from July 1 through June 30, as the fiscal year will end right before the annual membership meeting. He will look into it more and will get back to the Board. <i>Action 9</i></p>
	<p>Phone Number Transfer Status - Bill stated he will get the phone number transferred. Bill will review and make suggestions at a later date. <i>Action 10</i></p>

Next Regular Meeting	
Nick	Nick stated the next regular Bi-monthly Board meeting is scheduled for December 27, 2008. He proposed the First National Bank meeting room be reserved in case of bad weather. Bill volunteered to schedule the meeting room. <i>Action 11</i>

DECISIONS MADE AT THIS MEETING	
1.	Board approved August 30 & September 13 Emergency Board Meeting Minutes.
2.	Board approved the appointment of Bill Nance to Secretary/Treasurer position.
3.	Board approved \$3,000.00 for the pool repair.
4.	Board approved \$150.00 for the cost of the materials to repaint the swings and install the sprinkler system.
5.	Board approved the variance for Metta Johnson.
6.	Board approved \$100.00 for the cost of grass seed for the dam.
7.	Board approved the implementation of Operational Procedures.
8.	Board approved handling the settlement of lien accounts on an individual basis between now and the July membership meeting.

ACTION ITEMS GENERATED AT THIS MEETING			
Item #	Action	Assigned to	Due Date
1	Install Burn Ban sign at entrance.	Bill	asap
2	Assess the need for a secure ILOA mailbox at the entrance and determine the type needed.	Nick	
3	Design and install a sign at the entrance for posting activities and notices for the subdivision.	Mark, Bill	
4	Email notification when attending Commissioner's Court regarding vandalism and vicious dogs.	Bill	
5	Research the ownership of the ILOA/Ackerman property – Lot 182.	Gail/Bill	
6	Research Sheriff's sale or foreclosed property sales.	Gail/Bill	
7	Add the procedures for Release of Liens and Variances to the Operational Procedures.	Gail	
8	Research Real Estate law on what we can collect on unpaid dues.	Gail/Bill	
9	Research the change in fiscal year.	Bill	
10	Transfer ILOA phone.	Bill	
11	Schedule First National Bank meeting room for December meeting.	Bill	asap

ACTION ITEMS GENERATED FROM PRIOR MEETING (STILL PENDING)			
Date of Staff Mtg & Item #	Action	Assigned to	Due Date
August 2008	Audit Committee Report	Bill	
August 2008	ILOA Asset Inventory	Mary	
<i>Note: Contact Bill when items have been closed.</i>			

AGENDA ITEMS FOR FUTURE MEETINGS	
Audit Committee	
IRS Filing Status	
Bank & CD Status	

Indian Lake Owners Association

Emergency Board Meeting – November 09, 2008 – 5:30 P.M.

Indian Lake Pool Pavilion

- AGENDA and MEETING MINUTES-

Page One

Call to Order - President Nick Wilson

Roll Call for Quorum - Present: NICK WILSON, GAIL BYLER, MARY COX, PHIL WEBB, KAREN WILLIAMS, BILL NANCE,

Absent: RANDY PEDERSON

Quorum? Yes (X) No ()

Financial Report (Oral only) – Bill Nance

Discussion of Emergency Business –

Franklin Bank, Texas has been closed by the FDIC as of November 07, 2008. Presently, Prosperity Bank has been name by the FDIC to assume all of Franklin Bank’s assets and liabilities. As such, Prosperity Bank could do one of several things:

- Sell off the local branch (we could then have to deal with a totally unknown banking entity)
- Close the local branch (we could then have to go to Austin to do banking business)
- Keep the local branch open, conforming to the business practices of the “new” Prosperity Bank.

Although discussed favorably to move the ILOA accounts to First National Bank during previous Board meetings, a motion was never made. One requirement of First National to open our checking account is a copy of a Board Meeting Minutes with a carried motion that specifies the approval of the Board authorizing the opening of a checking account and other banking business with the First National Bank of Bastrop. The Board Secretary/Treasurer is requesting such a motion and approval to conduct this business.

Comments:

Phil Webb: Phil Webb - AGREES TO MOVE CHECKING ACCT.

Karen Williams: Karen J. Williams - AGREES TO MOVE CHECKING ACCT.

Mary Cox: Mary Cox - AGREES WITH MOVE.

Randy Pederson: ABSENT - OFFERED EMAIL SAYING HE AGREES WITH MOVE.

Bill Nance: Bill Nance - EXPLAINED PROCESS TO OPEN CHECKING ACCOUNT AT

Gail Byler: AGREES WITH MOVE FIRST NATIONAL BANK

Nick Wilson: AGREES WITH MOVE

Guest: CHARLES DAMANN - WHY THE RUSH TO MOVE THE CHECKING ACCT.

Guest: CHRIS EARLE

Guest: _____

Indian Lake Owners Association

Emergency Board Meeting – November 09, 2008 – 5:30 P.M.

Indian Lake Pool Pavilion

- AGENDA and MEETING MINUTES-

Page Two

Entertainment of Motion to Open Checking Account at First National Bank of Bastrop (Smithville Branch)

Motion made by: GAIL BYLER Second: MARY COX

Vote – Gail Byler Yes (X) No () Randy Pederson Yes () No () ^{ABSENT} Bill Nance Yes (X) No ()
Mary Cox Yes (X) No () Karen Williams Yes (X) No () Phil Webb Yes (X) No ()
Nick Wilson Yes (X) No ()

Officers designated by ILOA Board to be authorized signers on all banking accounts and business thereof:

Nick Wilson, President
Gail Byler, Vice-President
Woodrow (Bill) Nance, Secretary-Treasurer

Confirmation of this Document

Nick Wilson Gail Byler
Nick Wilson, President Gail Byler, Vice-President
Bill Nance

Bill Nance, Secretary-Treasurer

Motion to Adjourn By: Bill Nance Second By: Mary Cox

Next Regular Meeting – December 27, 2008

NOTE: OTHER UNDOCUMENTED DISCUSSION
TOOK PLACE AFTER THE BUSINESS MEETING
WAS ADJORNED. Bill Nance