

# Indian Lake Owners Association

Bi-Monthly Board Meeting Minutes  
February 27, 2010 – 10:00 A.M.

CBMS Office  
406 Garwood Street

- AGENDA -

Call to Order – President Nick Wilson

Roll Call for Quorum – Randy Pederson

Nick Wilson – Present  
Mary Cox – Present  
Richard Appleton – Present  
Steve Robertson – Present  
Brad Williams – Present  
Kenneth Jones – Present  
Randy Pederson - Present

Meeting Minutes – December Bi-Monthly Board Meeting Minutes Approval  
Accept as written motion made by Randy and seconded by Kenny  
Motion carries

Treasurer Report – Mary Cox

As of noon on Friday ILOA had \$23,591.81 in the checking account and \$25,000.00 in savings,

And gave everyone a hand out of the monthly expenses. Collected \$24,475.19 in dues. Total amount billed compared to last year, last year we billed \$45,710 this year \$55,675.00.

Had an elderly lady call and made arrangements to pay her dues.

Motion to accept and approve Treasurer Report made by Brad Williams and seconded by Kenny Jones

Motion carries

## Committee Reports

### **Architectural – Richard Appleton**

Bill and Diane Hector had someone partly clear a lot to put a trailer they have not been back to finish clearing

The people finished underpinning their trailer on Deer Run

Joseph on Deer Run has put his place up for sale

Terry Hays requested to put in a travel trailer on his lots on to stay in some weekends

Metal Car Port erected on Buffalo Run has not requested a permit

Clara Becket came out to look at drainage issues on Tejas and Buffalo Run

### **Lakes and Fish – Steven Robertson**

Put about 200 catfish, 125 Florida Hybrid bass, and 5 pounds of minnows

\$150.00 donations for fish and ILOA previously had approved \$200.00 for fish, spent \$342.00 for fish.

The damn and spill way held up well with all the rain and high water.

### **Roads and Parks – Brad Williams**

School bus is speeding through subdivision need to call school bus supervisor and complain Zack Harris.

Stop sign at Big Bow and Blackfoot short and not real visible until you are right on it.

Trash truck are leaving ruts in the asphalt in front of Rick Appleton's house,

Brad will talk to County Commissioner Clara Becket to see what can be done about the stop sign and the street

Neighborhood Watch sign on Tejas is peeling

Brad will talk to County Commissioner Clara Becket to see what can be done about the stop sign and the street and neighborhood watch signs

Need to check street lights.

### **Swimming Pool – Kenneth Jones**

Kenny to check water meter box Rhonda said that she couldn't turn water on all the way

Randy fixed the water leaks where the pipes in the showers froze

## Old Business

Audit Committee Jane reviewed audit procedures

Motion made to go back to one audit per year instead of  
the

Multiple audits as previously requested by the current  
board when it first took over.

Motion made to go back to one audit per year by Mary  
and seconded by Brad

Motion carries

### New Business

Purchase of john boat, trolling motor, and butane torch for lake clean  
up

ILOA needs a committee boat close or on the lake for checking  
people's cards who are fishing

Need butane torch to clean up around lake and burn the cattails

Put on Wed Site to ask for donations of treated lumber, five  
gallon buckets, boat, and trolling motor.

Randy will work with Steve to get cost of materials and boat  
before next meeting

Proposal to have an association fishing tournament to earn  
money to build dock

Purchase of metal shelving rack to store boxes of files

Need metal shelves for the Tejas Storage shed to store boxes of  
documents

Approved to purchase one or more the metal rack shelves.

### Audit Committee

Number of audits per year

Jane reviewed audit procedures

Motion made to go back to one audit per year instead of  
the

Multiple audits as previously requested by the current  
board when it first took over.

Motion made to go back to one audit per year by Mary  
and seconded by Brad

Motion carries

Clean up of trashed lots and how to bill

Annual Clean up

Brad to talk to Clara Beckett

Park Clean up and repair

Kenny to schedule clean up for sometime in April

Pool Opening

When the weather get warmer

By Laws Revision Committee

ILOA Board will meet March 27 at pavilion if weather permits  
or down at the First National Bank room,

To form a committee to review by-laws

Extra cards and parking permits

Only people who lose their card can get replacement cards

Membership dues for owners who do not live here but have rental  
property

ILOA Board will meet March 27 at pavilion if weather permits  
or down at the First National Bank room,

To form a committee to review by-laws

Additional New Business

Release of Liens

Mary will release Lynn Frerich's lien and will check to see if  
can release bulk list of liens,

If possible will send out a bulk mailing letting people know that  
liens have been removed and

They have a couple of months to catch up or make  
arrangements to pay before new liens are put on.

Next Bi-Monthly Regular Meeting – April 24, 2010

Motion made to adjourn meeting made by Brad and seconded by Kenny

# **Indian Lake Owners Association**

**Special By-Laws Board Meeting Minutes  
March 27, 2010 – 10:00 A.M.**

## **ILOA Pavilion**

Meeting to discuss the By-Laws and dues for rental property and additional unattached lots.

### **Board Members attending:**

Nick Wilson, President

Mary Cox, Secretary/Treasurer

Brad Williams, Roads and Parks Chairman

Steven Robertson, Lake and Dam Chairman

Kenneth Jones, Pool Chairman

### **Members attending:**

Mrs. Louise Stoener

Mrs. Joyce Turner

Mrs. Stoener and Mrs. Turner attended to discuss water drainage problems at Mrs. Stoener's property, the drainage problem was discussed and Nick Wilson was going to discuss it with Richard Appleton, the Architectural Committee Chairman.

Since no member attended to discuss the By-Laws it was decided to leave the By-Laws as they are.

# Indian Lake Owners Association

Bi-Monthly Board Meeting  
April 24, 2010 – 10:00 A.M.

ILOA Pavilion  
298 Big Bow

- MINUTES -

Call to Order – President Nick Wilson

Roll Call for Quorum – Randy Pederson

Attendees Nick Wilson, Randy Pederson, Mary  
Cox, Richard Appleton, Steven Robertson, and Kenneth  
Jones

Absent – Brad Williams

Meeting Minutes – February Bi-Monthly and March Special By-Laws  
Meeting Board Meeting Minutes Approval

Motion made by Randy Pederson, second by  
Steven Robertson and approved by Board

Treasurer Report – Mary Cox

See attached

Collected a little over 50% of dues billed.

Approved Motion made by Richard Appleton,  
second by Kenneth Jones and approved by Board

Committee Reports

Architectural – Richard Appleton

118 Blackfoot permit for concert driveway

196 Buffalo Run permit for their car port and  
storage shed

Lloyd Koopman permit for front yard fence

Mrs. Kennedy/Palm Harbor got a permit for moving in a double wide on 170 Buffalo Run  
Joseph on Deer Run had replaced the car port that he had torn down a few years earlier  
Going to send out letters some residents for a number of violations  
Guest Ted Lukachick ask about type of fence he could put on his property

Lakes and Fish – Steven Robertson  
Nothing to report

Roads and Parks – Brad Williams – Absent  
Mr. Dawson ask about the cul de sak on Crow who to call to get it fixed.  
Mary to follow up with Brad.

Swimming Pool – Kenneth Jones  
Work Weekend schedule for May 1 and 2  
Rhonda will be opening pool if everything is ready on May 7.  
Talked to Aqua Water about water meter handle not turn all the way, Kenny fixed problem.  
Mary to send Brad message about work day on May 1 & 2

### Old Business

Proposal for boat ramp is to be put on back burner for a couple of months.

### New Business

Nomination Committee - Nick to chair  
Mary to find out which positions are up for re-election  
Dam Emergency Action Committee – Need volunteers - Ted Lukachick volunteered to assist the committee  
Jeff Johnson has two lots on Laguna has a Jeff Johnson Construction

Need to thin cat tails and other water weeds in lake.

Motion to Adjourn made by Steven Robertson Seconded by Mary Cox

Next Bi-Monthly Regular Meeting – June 26, 2010

Guest: Ted and Crystal Lukachik, Alan Dawson, and Bud McDonald



# Indian Lake Owners Association

Bi-Monthly Board Meeting  
June 26, 2010 – 10:00 A.M.

ILOA Pavilion  
298 Big Bow

- Meeting Minutes -

Call to Order – President Nick Wilson

Roll Call for Quorum – Nick Wilson

Nick, Steve, Brad, Kenny, Richard, Mary, present  
Randy Pederson absent

Meeting Minutes – April Bi-Monthly Board Meeting Minutes Approval

Audit Committee Jerri Jones, Nicole Robertson. And Carolyn Koopman  
Approved motion made by Rick and seconded by Kenny

Treasurer Report – Mary Cox

Approved motion by Kenny and seconded by Brad

## Committee Reports

Architectural – Richard Appleton

Jeff Johnson –New Permit

Letter to 129 Chickasaw

Complaint by Louise Stoemer

Neighbor complained about Kennedy residence brush fire

New Permits issued to:

Randy Pederson

David Wallace

Manny Perades

Lakes and Fish – Steven Robertson

Bring up at Annual Member and send out with mail out a proposal to  
prevent non-paying members from using a paying member's card

Steve was threatened at the lake by some people who don't live here

Build a pier at boat dock

Roads and Parks – Brad Williams

Cul D sacs Crow and Maya

Brad will call Clara Beckett about paint left from clean up and missing

signs

Brad will check on Stop Ahead sign

Swimming Pool – Kenneth Jones

Fixed pool light, completely removed wiring from power

A couple of teenage boys ripped drain cover off and stuck hands down in the drain.

Used underwater epoxy to replace drain cover

Pool clouds in afternoon due to sun screen and people swimming, Water quality is still good.

Need work on pool drain before re-opening of pool next spring

### Old Business

Nomination Committee

Since Steve and Mary will run again don't need to find someone

Lake/Dam Emergency Action Plan – need to schedule meeting

### New Business

Annual Meeting – Mail out, Stamps, & Food approved

Annual Meeting - American Legion July 31, 2010

Next Bi-Monthly Regular Meeting – August 28, 2010

Meeting Ajourned – Motion made by Kenny, Seconded by Brad, Motion carries

# Indian Lake Owners Association

Bi-Monthly Board Meeting  
August 28, 2010 – 10:00 A.M.

ILOA Pavilion  
298 Big Bow

- Meeting Minutes -

Call to Order – President Randy Pederson

Roll Call for Quorum – Nick Wilson

Randy present, Mary present, Rick, present, Nick present, Brad present, Steve absent,  
Kenny absent

Meeting Minutes June Bi-Monthly Board Meeting Minutes Approval Approved motion  
made by Nick seconded by Brad

Treasurer Report – Mary Cox

## Committee Reports

Architectural – Richard Appleton  
Issued 1 permit to Fedal Tovar

Lakes and Fish – Steven Robertson

Roads and Parks – Brad Williams  
Art Ambrose is painting the iron pipe fence

Swimming Pool – Kenneth Jones  
Absent but pool is closed for the winter

## Old Business

Lake/Dam Emergency Action Plan – Nick Wilson  
Set up Action committee meeting 8PM at pavilion

## New Business

Grass Carp for lake

Motion made to purchase carp

\$500.00 approved by all present board members to purchase carp

Randy will donate \$100.00 toward purchase of carp

Next Bi-Monthly Regular Meeting – October 30, 2010

Motion made to adjourn meeting and seconded

# Indian Lake Owners Association

## Bi-Monthly Board Meeting Minutes

October 30, 2010 – 10:00 A.M.

ILOA Pavilion  
298 Big Bow

- Meeting Minutes -

Call to Order – President Randy Pederson

Roll Call for Quorum – Nick Wilson

Present: Randy Pederson, Mary Cox, Kenneth Jones, Nick Wilson

Not Attending: Brad Williams, Richard Appleton, and Steven Robertson

Meeting Minutes June Bi-Monthly Board Meeting Minutes Approval

Motion made by Nick Seconded by Kenny Approved by all

Treasurer Report – Mary Cox

Approval motion made by Nick Seconded by Kenny Approved by all

\$1148.88 in checking account

Lot2401 is for sell

Joseph Quentero has moved

### Committee Reports

Architectural – Richard Appleton – Absent –

Rick called Randy - Nothing to report but people have been cleaning up around their prosperity

Lakes and Fish – Steven Robertson – Absent

Fish people due in Smithville December 11, 2010

Roads and Parks – Brad Williams – Absent

Art Ambrose did a wonderful job painting the pipe fences

Swimming Pool – Kenneth Jones - Pool Closed will get estimates and schedule repairs in spring

### Old Business

Lake/Dam Emergency Action Plan – Nick Wilson

Action plan what is required vs. recommended by inspector

Monitor seepage

Monitor cracks on dam

Monitor erosion

RipRap addition

Siphon pipe not working

Drain/overflow pipe

Nick to contact TECQ to set up meeting to get clarification on requirements

### New Business

Letter from TECQ – Randy

Nick to call TECQ to see what is required

### Next Bi-Monthly Regular Meeting

Meeting Adjourned

Motion made by Nick, seconded by Kenny approved by all

# Indian Lake Owners Association

Bi-Monthly Board Meeting  
December, 2010 Held January 8, 2011 – 10:00 A.M.

CBMS Office  
406 Garwood Street

- Meeting Minutes-

Call to Order – President Randy Pederson

Roll Call for Quorum – Nick Wilson

Randy Pederson, Mary Cox, Kenny Jones, Brad Williams and Nick Wilson, Present  
Absent Rick Appleton

Meeting Minutes October Bi-Monthly Board Meeting Minutes Approval motion carried  
Motion made to approve October Meeting Minutes by Nick Wilson and seconded by  
Kenny Jones motion carried

Treasurer Report – Mary Cox

Motion made to approve Treasurer Report by Nick Wilson and seconded by Kenny  
Jones, motion carried

Mary working on 2011 mowing and pool maintenance contracts and would like to  
increase Rhonda Johnston's Pool Maintenance Contract \$25.00 each month for 2011.  
Motion made by Kenny seconded by Nick, motion carried

Committee Reports

Architectural – Richard Appleton – Absent

Randy gave Rick's report= No permits or letters issued

Lakes and Fish – Nick Wilson - Nothing to Report

Roads and Parks – Brad Williams – Several Street signs are missing or need to be  
replaced will contact Clara Beckett

Swimming Pool – Kenneth Jones

Old Business

Lake/Dam Emergency Action Plan Letter TECQ – Nick Wilson  
Nick submitted a draft plan to TECQ and working on final.

New Business

Steven Robertson, Lakes and Fish, resigned from Board

Approval of Manuel Peralas to vacant Board Position – Board to continue looking for someone to fill the position.

Annual Clean Up – Brad will request dumpsters for May 7 for Annual Clean Up

Highway Clean Up – Randy scheduled for Feb. 7, 9AM depending on weather

One guest attended – Don Johnson

Don said Thank You to the Board for doing a great job.

Next Bi-Monthly Regular Meeting – February 26, 2011