

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

Indian Lake Owners Association

Bi-Monthly Board Meeting
February 26, 2011 – 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, Mary, Nick, Brad, Rick

Absent: Kenny

Guest Attending: Bobby Williamson, Bud and Connie McDonald

Meeting Minutes January 2011 Bi-Monthly Board Meeting Minutes Approval

Approved: Motion made by Nick seconded by Brad

Approved by all

Treasurer Report – Mary Cox

Approved: Motion made by Nick seconded by Rick

Approved by all

Request by Mary to get auto payment for Water and Electric bills

Committee Reports

Architectural – Richard Appleton

Issued permit to Clinton Taylor for fence

Letter sent to Don Morzot for 442 Big Bow about car

Discussed Major Smoot about Travel Trailer and motor home

Lakes and Fish – Nick Wilson

Nothing to report, Will do walking inspection of dam check cracks

Permit still has room for buying a few Grass Carp, will look at getting some later in the summer

Roads and Parks – Brad Williams

Check on signs order check to see how many more are missing

Community Wide Clean Up scheduled for May 7, 2011
To ask Clara Beckett to fill in pot holes

Swimming Pool – Kenneth Jones Absent

Old Business

Lake/Dam Emergency Action Plan Letter TECQ – Nick Wilson
No reply from TCEQ- waiting

Board member search update

Mr. Perales could not due to work schedule

Connie McDonald consent to be a Board Member – Connie home phone number 237-2415

Motion made by Nick seconded by Mary all members approve

New Business

Highway Clean Up

Set for March 12, 2011 8:30 AM

Bobby Williamson brought up the Restrictions Second 9a about trailer in Section 3 and ask that it be changed.

Mary to research Restrictions to see when it was added.

Next Bi-Monthly Regular Meeting – April 30, 2011

Meeting adjourned Motion made by Mary seconded by Nick all in favor

Indian Lake Owners Association

Bi-Monthly Board Meeting
April 30, 2011 – 10:00 A.M.

ILOA Pavilion
298 Big Bow

- Meeting Minutes -

Call to Order – President Randy Pederson

Roll Call for Quorum – Nick Wilson
All Present

Meeting Minutes February 2011 Bi-Monthly Board Meeting Minutes Approval
Made correction to February Meeting minutes added Adjournment motion made by
Nick seconded by Mary motion carried

Treasurer Report – Mary Cox
See Attachment

A discussion on back dues and how to collect them and foreclosures.

Committee Reports

Architectural – Richard Appleton

Lee Latham discussed problems with Louise Stoemer

Rick and Connie swap board positions

Connie to keep Association Cell phone

No permits issued

Rick received a letter in his mail box from an anonymous person

About the Travel trailer Connie will send letters to Major Smoot and

Goertlitz that they have 60 days to come up with a plan. The

owners can come to the Annual meeting to asks the membership for

a variance to live in the Travel Traylor

Lakes and Fish – Connie McDonald

Need some grass carp

Randy and Nick still have a permit to get some grass carp

Need to address turtle issue

Had a young man fly down Buffalo Run on his way to the lake was ask for card he did not have a card and was ask to leave

Connie has offered to donate a \$100.00 toward the purchase of the carp and Randy offered to make a donation as well

Roads and Parks – Brad Williams

Trying to contact county commissioner Clara Beckett to confirm dumpsters for clean up

Clean up scheduled for May 7, several residents need trash pickup of large items

Swimming Pool – Kenneth Jones

It is open. Rhonda did an awesome job of getting the pool ready to open

Thank you to Randy for fixing the restrooms

Connie suggested coating pool with Graveltech

Mary suggested SaniTread

Old Business

9a section of Restrictions brought up by Bobbie Williamson

Nick - we could not back up 9a in court if we had to

Randy - 9a is not valid

Mary – 9a was added in 1992, gave people at meeting copies of 1992 amendment and letters from attorneys

Connie - talked to a lawyer and he suggested that we close the association and reopen it with new Restrictions with only addition of statement that we could change Restrictions as needed with approval of membership

Discussion on changing/termination restrictions. Need to get information on changing before it is taken before membership.

New Business

Annual Meeting July 23, 2011

Randy suggested to RSVP for meeting to gauge amount of meat to buy

Nick suggested having a picnic at the pavilion.

Mary to cancel American Legion

Motion passed

Community Wide Garage Sale - May 14, 2011

Ask for donations for Silent Auction to be held at Annual Meeting

Re-Election Committee needed

Need entrance sign painted

Connie filed documents with County Health Department about properties in violation of clean up and excess dogs, smell, and feces. Working with Health Department to get letters out to clean up property.

Liz requested that we change the By-Laws to include No Gas Engines on lake. Liz was wondering why the lake is going down and the duck pond is still full.

Next Bi-Monthly Regular Meeting – June 25, 2011

Guest attending: David, Liz, Caesar and Nita Chavarria

Motion made to adjourn by Kenny and seconded by Nick

Special Meeting of ILOA Board

May 5, 2011

Meeting Minutes

	2005 (\$60.00)	2006 (\$120.00)	2007	2008	2009	2010	2011
Billed	\$48,514.00	\$58,070.17	\$46,360.00	\$38,830.00	\$46,152.00	\$55,760.00	\$38,300.00
Received	\$32,116.00			\$30,924.83	\$36,568.20	\$33,097.51	April 30, \$27,552.00
Total Income	\$	\$47,919.	44,836	\$40,468.63	\$34,898.28	\$33,962.72	
Interest Earned	\$			\$1,159.41 \$70.23	\$121.31	\$161.88	
Late Fees written off	\$				\$1019.92	\$22,972.00	
Expenses	\$59,881.00	\$37,047.	\$41,273.	\$31,683.30	\$38,832.79	\$37,132.53	
Profit/Loss				+\$8,803.33	-\$3,813.20	-\$3,008.93	
Accounts Receivable	\$72,191.00	\$66,224.00	\$70,966.00	\$62,602.00	\$72,724.00	\$70,355.00	
%					77%	59%	72%

2005 Dues, back dues \$4,530.00, Special Assessment (\$50.00) \$4,525.00 received, late fees billed \$18,804.00

Pool renovation \$8500.00 Ins \$7200.00

Property owners

317 Consistent payers with 769 lots Shortage \$16.00 per owner.

517 with 4 or less lots 9 people own 5 lots 5 @ 6 lots 5 @ 7 lots

1 @ 9 lots 1 @ 12 lots 1 @ 13 lots 3 @ 16 lots

Discussed getting new computer as the old ILOA Computer is dying a slow and painful death and we may lose everything on it in a short time. Jane is saving back up CDs to if computer crashes everything will not be lost. Motion made by Mary to purchase a new Dell computer, seconded by Kenny, motion carries.

Discussed Travel trailers and Connie will send each of the lot owners a letter outlining what is needed and expected of them.

Indian Lake Owners Association

Bi-Monthly Board Meeting
June 25, 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 Pederson, Nick Wilson, Mary Cox, Brad Williams, Kenneth Jones in attendance
Connie McDonald absent

Meeting Minutes – April Bi-Monthly Board Meeting Minutes Approval

Approved Motion made by Nick seconded by Kenneth Jones motion carries

Treasurer Report – Mary Cox

Approved Motion made by Nick seconded by Kenneth Jones motion carries

Committee Reports

Architectural – Connie McDonald - Absent

Lakes and Fish – Vacant Nick did a walking dam inspection he found
small indentions but no cracks

Need to build New boat dock while lake is

low it will be 24 X 24 T shape

Roads and Parks – Brad Williams - Nothing to report

Swimming Pool – Kenneth Jones – Need to redo pool and fencing

Old Business

Nomination Committee

New Business

Annual Meeting

Annual Meeting – ILOA Pavilion July 23, 2011

Next Bi-Monthly Regular Meeting – August 27, 2011

Adjourned motion made by Brad seconded by Kenneth motion carries

Indian Lake Owners Association

Bi-Monthly Board Meeting
August 27, 2011 – 10:00 A.M.

ILOA Pavilion
298 Big Bow

- Meeting Minutes -

Call to Order – President Kenneth Jones
Call to order 10:05 AM

Roll Call for Quorum – Nick Wilson
Kenneth Jones, Mary Cox, Brad Williams, Terry Hayes, and Nick Wilson
Present
Connie McDonald absent

Meeting Minutes – June Bi-Monthly Board Meeting Minutes Approval
Motion to approve made by Nick, seconded by Terry motion carries

Treasurer Report – Mary Cox
Motion to approve made by Terry, seconded by Nick motion
carries

Committee Reports

Architectural – Connie McDonald absent
Lakes and Fish – Terry Hays Need Fish and Budget
Roads and Parks – Brad Williams Will notify Clara Beckett of missing street
signs
Swimming Pool – Vacant - Kenneth reports getting estimates to repair pool

Old Business

New Business

July 23 Annual Meeting
Travel Trailers - Letters will be sent to owners

By-Laws violators, what can be done

By-Laws and Restrictions review committee(s) - Volunteers: Rosa Randolph, Deb Nyberg, Liz Bessett, and Carolyn Koopman

Collection Agencies - Mary will check into them

HOA Information - distributed to members who wanted

Next Bi-Monthly Regular Meeting – October 29, 2011

Attending Guests

Bob Otto, Liz Bissett, Travis Sheffield, Christine Earle, Deb and Doc Nyberg, Holly Titus and husband, Jessica Taylor, Doug Watne, Louise Stomer, Myra Evans, Lou Buckholtz, Woody Deary, and Rosa Randolph

Motion to Adjourn made by Nick Seconded by Terry Motion carries

Indian Lake Owners Association

Bi-Monthly Board Meeting
October 29, 2011 – 10:00 A.M.

ILOA Pavilion
298 Big Bow

- Meeting Minutes –

Call to Order – President Kenneth Jones
Called to order 10:05 AM

Roll Call for Quorum – Nick Wilson
Brad Williams, Kenneth Jones, Nick Wilson, and Mary Cox

Meeting Minutes – October Bi-Monthly Board Meeting Minutes Approval
Read by Mary Approval Motion made by Nick Wilson and
Seconded by Brad Williams
Motion carries

Treasurer Report – Mary Cox
Approval Motion made by Nick Wilson and Seconded by Brad
Williams
Motion carries

Committee Reports

Architectural – Connie McDonald - Absent
Lakes and Fish – Terry Hays - Absent
Roads and Parks – Brad Williams
Will put a chair and lock on burn area gate

Swimming Pool – Vacant
Kenneth getting estimates for pool repair

Old Business

Letters to owners who live in Travel Trailer
General Discussion

New Business

Remove Connie from Board due to missing two meetings a per By-Laws

Motion made by Kenny and seconded by Mary

Motion carries

Rental of Pavilions

Board voted to not rent Pavilion

By-Laws Review committee(s) meeting today (Oct 29) at 1PM

Collection Agencies

Mary to look into Collection Agencies

Motion to Adjourn made by Brad Seconded by Nick

Motion Carries

Emergency Meeting

Indian Lake Home Owners Association

November 20, 2011

Attendees: Kenneth Jones President, Nick Wilson Vice President, Brad Williams Roads and Parks, and Mary Cox Secretary Treasurer

Guest attendees: Alan Dawson

Contractor: Dustin Williams

Agenda: Clearing brush and soil from dry creek, dry lake bed and around island and moving the piles of brush in burn area into manageable and burnable piles.

A walking tour of the lake and dry creek that feeds into the lake was conducted today to determined areas to clear brush, trees, and soil that have filled the lake and creek. The brush piles down at the burn area will also be pushed into more manageable smaller piles.

Nick Wilson made the motion to accept the bid from Dustin Williams for \$2,100.00, Mary Cox Seconded and the motion carried.

Indian Lake Owners Association

Bi-Monthly Board Meeting
December 10, 2011 – 10:00 A.M.

ILOA Pavilion
298 Big Bow

- Meeting Minutes –

Call to Order – President Kenneth Jones
10:26 AM

Roll Call for Quorum – Nick Wilson - Absent
By Kenneth Jones, Brad, Liz, Mary, Kenneth – Present
Terry - Absent

Meeting Minutes – October Board Meeting Minutes Approval
Approval motion made by Brad Seconded by Liz – Motion carries

Treasurer Report – Mary Cox
Approval motion made by Brad Seconded by Liz – Motion carries

Committee Reports

Architectural – Elizabeth Brissette
Lakes and Fish – Terry Hays -Absent
Roads and Parks – Brad Williams – need to push the burn pile to separate it then
burn the burn pile
Swimming Pool – Vacant - Given by Kenneth - Need to get pool water clear to
get estimates on repairs

Old Business

New Business

Special November Meeting
Approval of Special Meeting Minutes
Approval motion made by Kenneth Seconded Brad – Motion carries

Next Bi-Monthly Regular Meeting – February 25, 2011

Motion made to Adjourn made by Brad Seconded by Kenneth – Motion Carries