

## Indian Lake Owners Association

Bi-Monthly Board Meeting  
February 24, 2018 – 10:00 A.M.

Smithville Public Library

- AGENDA -

Call to Order – President Nick Wilson 10:00AM

Roll Call for Quorum – Nick Wilson

Elizabeth, Cyndee, Mary, Nick, Bonny, Present  
Phil Webb arrived late Doug Absent

Meeting Minutes – December 16, 2017

Motion made to Approve minutes by Cyndee and Seconded by Herb Phillips

Treasurer Report – Mary Cox

Motion made to Approve minutes by Herb Phillips and Seconded by Kenneth Jones

### Committee Reports

Architectural – Elizabeth Brissette  
1 issue and 3 permits pending

Lakes and Fish – Doug Watne  
A big thank you to Bobby and Diana Williamson for their donation for lake maintenance

Roads and Parks – Cyndee Wilson  
Clean up March 17, 2018  
County to come remove spill way repair debris from parking area

Swimming Pool – Bonny Joplin

- **WIFI and cameras** for security and vandalism. Need to discuss with Nick about getting this done as it is **Number# 1** on the list
- **Fence repair:** Needed is an estimate on materials and labor to fix the fence at the Pool. Also the gate needs to be self closing per the insurance company. Discussed was having it repaired for now and not replaced. **Number#2**
- **Painting and troubleshooting electrical for lights:** discussed was contacting Nick about troubleshooting the electrical problems and the possibility of installing motion lights about and around pool and pavilion areas for vandalism security. Shane suggested using LED lighting on timers as they are very cheap to run. Doug Watne about painting basketball Backdrop and some of the other playground equipment. Can Doug pressure wash the playscape? Mary stated she has some new swings. Schedule a meeting at pavilion with Doug and Nick in month of January. **Number #3.**
- **Estimate on replacing Ladies/Mens and pump room with a new building:** discussed getting a quote from Shane and material list. Shane said he had drawn up plans and would get them to me for presentation to the next board meeting. Included in this is addressing the plumbing cracks and leaks. Also addressing the flow of water needs to be diverted away from the bath house facilities. Discussed also was discussed installing an outside shower and the mandatory statement that shower before entering pool. **Number #4**

- **Pool decking cracks:** an estimate is need to repair the cracks in the pool decking. **Number#5**
- Nick and I met to discuss him fixing the electrical and lighting issues. Also discussed putting WIFI at the pool and video cameras.

## Old Business

## New Business

Neighborhood Watch March 3, 2018

Review Bi-Laws, Restrictions, and Procedures

To discuss changes to By-Laws at the April 28, 2018 meeting

Discuss Modular/Manufactured home

After a long discussion it was decided that the board would meet in private to decide to let Mr. Pilgrim move a new manufactured home onto his lot in Section 3

Internet search

Mary is still waiting on bids and board make decision at the April 28, 2018 meeting

Building Contractor search

Mary is still waiting on bids

Next Bi-Monthly Regular Meeting – April 28, 2018 at 10:00AM

Guests attending: Herb and Marvel Phillips, John and Beth Creager, Carlie Case

The Pilgrims, Chad from Clayton Homes, Kenneth and Jerri

Jones,

Bobby Williamson, Alfred & Kathryn Gallameier, and Donna

Schutz

Adjourn Motion made by Kenneth Jones and Seconded by Bobby Williamson to Adjourn 11:18AM

SPECIAL CLOSED MEETING

February 24, 2018

Smithville Public Library

Call to Order – President Nick Wilson 11:25AM

Roll Call for Quorum – Phil Webb

Elizabeth, Cyndee, Mary, Nick, Bonny, Present

Discussion about Mr. and Mrs. Pilgrim putting a manufactured home on their lot in Section 3

Nick called for a vote ;

Mary Yes, Cyndee Yes, Bonny Yes, Nick Yes, Phil Yes, and Elizabeth No

Votes 5 to 1 to allow Mr. and Mrs. Pilgrim put a manufactured home on their lot in Section 3

Nick instructed Elizabeth to issue the Pilgrims a Permit

Motion to Adjourn made by Nick Seconded by Phil 12:05PM

## Indian Lake Owners Association

Emergency Board Meeting  
March 3, 2018

ILOA Pavilion

Call to Order – President Nick Wilson 11:10 AM

Roll Call for Quorum – Phil Webb

Nick, Mary, Elizabeth, Bonny, Doug, and Phil  
Cyndee absent

Emergency Meeting called after the Neighborhood Watch Meeting to discuss several items:

Contractors and schedule a meeting with 4 Points Construction Company

Mary asks about providing sausage, bread, and water to volunteers for March 17 Community Clean Up. Nick still had bottled water from another meeting and would bring it. Mary to pick up sausages and bread.

A short discussion on Bi-Laws and Restrictions and people not keeping their property up.

Elizabeth suggested putting an attorney on retainer for ILOA business.

Phil suggested new signs: Current Pool Bands Required to use pool and for burn pile: Brush Only

Meeting adjourned 12:28 PM

## **Indian Lake Owners Association**

Emergency Board Meeting  
March 19, 2018 – 6:30 P.M.

ILOA Pavilion

- Meeting Minutes –

Call to Order – President Nick Wilson 6:30PM

Roll Call for Quorum – Phil Webb

Nick, Mary, Elizabeth, Bonny, Doug, and Phil  
Cyndee absent

Old Business

Building Contractor Meeting

Met with Misael Hernandez of 4 Point Construction about the Restroom building repair plans and the construction cost.

Motion made by Nick to hire 4 Point Construction Company to rebuild restrooms, seconded by Phil, all approve motion carries

Review Bi-Laws, Restrictions Revision

A discussion was held about revising the BI-Laws and Restrictions. John Creager volunteered to review and suggest changes that would make the documents more users friendly and easier to understand.

## **Indian Lake Owners Association**

Bi-Monthly Board Meeting  
April 28, 2018 – 10:00 A.M.

Pavilon

- MEETING MINUTES -

Call to Order – President Nick Wilson -10:00AM

Roll Call for Quorum – Phil Webb

Nick, Elizabeth, Cyndee, Doug, Mary, Bonny, Phil; all present

Meeting Minutes – February 24, 2018

Motion to approve made by Phil, seconded by Alan Dawson, all approve motion carries

March 3, 2018 Emergency Meeting

Motion to approve made by Phil, seconded by Doug, all approve motion carries

March 19, 2018 Emergency Meeting

Motion to approve made by Doug, seconded by Nick, all approve motion carries

Treasurer Report – Mary Cox

Motion to approve made by Cyndee, seconded by Janis, all approve motion carries

### Committee Reports

Architectural – Elizabeth Brissette

1 permit issued, Request for Tiny House of 400 sq feet, a discussion followed and was denied

Lakes and Fish – Doug Watne

The lake is full. The dam held the flood waters from the Hurricane Harvey event in 2017 (24” of rain in a 2-day period). We did have some damage on our spillway of

which Bastrop County has since repaired. The fishing dock needs some repair/paint and the trees need to be removed from the dam.

Roads and Parks – Cyndee Wilson

Clean up went well. Thank you to all who helped. Clara contacted about the erosion and will talk to Clara about the roads. The brush pile needs something in writing defining what is brush.

Swimming Pool – Bonny Joplin

Mary has been working with Leslie's Pool Supply in Bastrop to get new pumps and the sand filter changed. A service rep is to contact Mary to view the pump room and pumps to assess our needs and give a quote. Then, hopefully pumps will be ordered by the middle of next week, it takes about 5 business days to get the pumps, installed about a week after. The restrooms have been completed. We have chemical storage in the breezeway and we have another storage closet for other items. Pool should be ready to open by middle of May 2018 (hopefully).

Old Business

New Business

4 Wheelers and Sherriff Department

Sheriff Cooke attended and spoke to attending members and answered questions

1. Complaints about loose dogs - Animal control is not under sheriff's department control.
2. Dogs are to be under the owners control at all times.
3. Every police officer has to take a 4 hours canine course.
4. 911 are contracted out and do not go through the Sheriff's department.
5. Complaints about non license dirt bikes and 4 wheelers - Non Licensed Dirt Bikes and 4 wheelers are illegal on county roads and



all roads in Indian Lake are county roads. Zero tolerance,  
Deputies will give tickets.

Work Day – May 19th

Pool Opening Hopefully middle of May

Pool Party - Yes

Security system

Annual Meeting July 28, 2018

Nominating Committee – Bonny Joplin

Count Votes – Bonny Joplin and two volunteers (Carlie Case and  
Charles Biederman)

Review Bi-Laws, Restrictions, and Procedures – Tabled until May 9<sup>th</sup> at 7PM

Next Bi-Monthly Regular Meeting – June 30, 2018 at 8:00AM

Guests attending – Carlie Case, Charles Biederman, Van Roy Sandifer, Hugh,  
Connie McDonnel, Herb and Marvel Phillips, John Creager, Sheriff Cooke.

Meeting adjourned 12:15PM

## **Indian Lake Owners Association**

Bi-Monthly Board Meeting  
June 9, 2018 – 8:00 A.M.

ILOA Pavilion

Meeting Minutes

Call to Order – President Nick Wilson 8:06AM

Roll Call for Quorum – Phil Webb

Nick, Doug, Cyndee, Mary, Phil,  
Elizabeth and Bonny absent

Meeting Minutes – June 9, 2018

Approval motion made by Nick, seconded by Phil, all  
approve, motion carries

Treasurer Report – Mary Cox

Approval motion made by Phil, seconded by Cyndee, all  
approve, motion carries

### Committee Reports

Architectural – Elizabeth Brissette – Absent

Report given by Connie McDonald – 8 non-compliance

Lakes and Fish – Doug Watne

The lake is full. The dam held the flood waters from the  
Hurricane Harvey event in 2017 (24” of rain in a 2-day period). We did have some  
damage on our spillway of which Bastrop County has since repaired. The fishing  
dock needs some repair/paint and the trees need to be removed from the dam.

Roads and Parks – Cyndee Wilson

Guard rail installed on bridge at Tejas. Mowing contract  
discussed - \$450.00 per mowing. Mowing will be every two weeks  
during the growing season and rest of year on an as needed basis. The back of  
dam not in contract.

Motion to approve Mowing contract made by Phil, seconded by Mary, all approve, motion carries

Swimming Pool – Bonny Joplin  
Pool will be opening today

### Old Business

### New Business

**Fishing pier ladder** - Will be checked

**Review Annual Meeting Packet**

(Annual Meeting July 28, 2018)

**Review Bi-Laws, Restrictions, and Principal Document** - After a review of documents Mary objected to the revision.

John will revise Principal Document and By-Laws then send to Mary. Mary to send out in email to each board member for their review and either approval or disapproval.

**Security system** – System had been approved in several previous meetings and someone will go get a security system and get it installed.

**Pool Opening** – June 9, 2018 at 1PM

**Pool Party** – Ice Cream Social

Motion to approve Ice Cream Social made by Nick, seconded by Phil, all approve, motion carries

Motion to Adjourn meeting made by Cyndee, seconded by Nick, all approve, motion carries 9:07AM

Attendees: John and Beth Creager, Carlie Case, Connie McDonald, Janis Vasek, Marilyn Dunn, Bobby Williamson, Dan Titus, Herb Phillips, Virginia and Jim Gicklehorn, Ann and Geoff Roberson.

## **Indian Lake Owners Association**

Bi-Monthly Board Meeting  
August 18, 2018 – 8:00 A.M.

ILOA Pavilion

Meeting Minutes

Call to Order – President Charles Faulds 8:00 AM

Roll Call for Quorum – Bonny Joplin

Charles Faulds, Bonny Joplin, Virginia Gicklhorn, Susan Weldon, Connie McDonald, Cyndee Wilson, Doug Watne

Meeting Minutes – June 9, 2018 – Virginia Gicklhorn

Approval motion made by Doug Watne; second by Connie McDonald. All approve. Motion carries.

Treasurer Report – Susan Weldon

Balance in checking account \$12,183.63; balance in savings account \$10,275.73. Approval motion made by Bonny Joplin; second by Connie McDonald. All approve. Motion carries.

Committee Reports

**Architectural** – **Connie McDonald** – She is waiting for final transfer of pending documents from previous board member.

**Lakes and Fish** – **Doug Watne** - Due to a large weed growth from this hot summer, we may have to do a stocking this fall. We are entertaining tilapia in place of carp.

**Roads and Parks** – **Cyndee Wilson** - Nothing new

**Swimming Pool** – **Bonny Joplin** – She had a complaint that last Saturday the pool was not open until 12:00. She will request Shane Stoddard to communicate with her. There is no set date to close the pool. It depends on the weather.

## Old Business

**National Night Out:** Marilyn Dunn was asked to speak. She suggested a group from the board get together and go to a commissioners court meeting and ask for more funding for county law enforcement. The sheriff cannot fill open positions due to lack of funding. Due to transition of the board we missed The National Night Out which was August 7. We will schedule one for October 3 which will be discussed at the September special called meeting. It will be held at 6:00 PM. Robert Williams from crime prevention will be asked to speak along with someone from the Smithville fire department. She will contact Nick Wilson to get his Neighborhood Watch supplies. We especially need signs.

Thank you cards to outgoing board members -Virginia Gicklhorn - **Cards were signed by board members and mailed .**

Fishing pier ladder -Doug Watne – **We will wait until it gets cooler to work on it.**

Swim bands - Virginia Gicklhorn - **This past year swim bands were not monitored. It was the consensus of the board to track them next year.**

## New Business

**Web page:** Raylynne Fillman was asked to address the board. She asked if we are charged a fee for our web page. Susan Weldon will research. Raylynne would like to change service provider to Wicks. She thinks it is \$107.00 per year. Changing the host would not change our web address. Connie McDonald will forward her the ILOA logo so we can be consistent. It was noted all forms should be available on the web site using a PDF format. The web site will have associated links. Doug Wilson will make a map of the community. The web page was deferred to next month with an invitation for Raylynne to speak.

**ILOA corporation status:** Charles Faulds: He explained we are a nonprofit corporation with the Secretary of State, then he transferred his findings to Virginia Gicklhorn. We will look at the IRS status at a later date. The association pays \$191.00 for property taxes.

**Delinquent dues:** Charles Faulds: His research reflected that our HOA past due fees run parallel to past due property taxes. It appears the ILOA board has filed a lien every two years. We will continue to do this, releasing old liens and updating

balances. Charles will talk to county officials to see how they collect past dues. The plan is to work together with them. We need to be visionary and look toward the future. Susan Weldon noted that our reports are not consistent, so we need to audit them.

Connie McDonald stated that when property goes to auction we lose our interest. She has been working on a list of property owners lot by lot, making sure all information is up to date, for the last three months. Herb Phillips and Doug Watne have also been working on similar lists by section. A sub-committee will be formed to help her.

We received a form from the district clerk where property was sold and we should get \$421.00. Charles will follow up.

Charles asked permission to get personal business cards to use when he visits other entities. Connie McDonald made a motion allowing him to get personal business cards. Second by Cyndee Wilson. Motion carried.

Susan Weldon will order business cards for the board from C&G Printing. Connie McDonald inquired about getting an ILOA phone. Since we do not have an office board members decided to use personal cell phones for contact.

As suggested by Bonny Joplin, our mission statement for the board should be to maintain and improve property values.

**Procedures: Charles Faulds:** Thanked Cyndee Wilson for the Operational Procedure manual. We will need to review it.

Security camera will be viewed after this meeting.

Virginia Gicklhorn said starting forward since agenda and minutes are sent to board members via email she will only make 4-5 hard copies.

**Payment plan letter for HOA dues: Bonny Joplin:** We have a letter that can be sent with a cover letter to collect past dues..

Bonny Joplin made available information for property owners associations in Texas with rules and regulations outlined in the Texas Property Code.

**Review contracts: Susan Weldon:** She said contracts including but limited to mowers, pool, and accountant, should be in a designated location.

**Work day: Virginia Gicklhorn:** A work day to finish painting restrooms and storage area will be deferred for scheduling when weather is cooler. Doug Watne suggested we move the storage building to the park area. Connie McDonald volunteered, that with some help, she and her husband would be willing to move it since Bud McDonald is an experienced house-mover, but it needs to be cleaned out first.

**Tree trimming in one way area: Cyndee Wilson:** This might come under county jurisdiction. She will check and get some tree trimming bids.

**Form for pavilion rental: Cyndee Wilson:** A form was presented for board to look over. Deferred to next meeting.

**New permit requests and permit forms: Connie McDonald:** A permit was granted to Fawn Legg, 106 Laguna: Pending permit: Russell & Elizabeth Wardell, 355 Big Bow. Latrisha Goertz requested appeal of restrictions at 144 Buffalo Run and on Tom Tom. Connie made the appeal on behalf of L. Goertz. The board opposed the appeal based on the current ILOA Bylaws and Restrictions.

No ILOA permits can be issued until approved permits from Bastrop County Development Services have been presented to the ILOA Architectural Committee. Depending on the scope of work to be done 1-4 Bastrop County permits may be required: 1) Construction/Development 2) Septic/On-site Sewage Facility 3) Culvert 4) 911 Address. The ILOA permit application is to be turned into the Architectural Committee for tentative approval and then will be pending Bastrop County approved permit(s). Once approved Bastrop County permits are received, an ILOA permit will be issued. All permits have to be visible on the job site.

**Violation letters: Connie McDonald:** Connie will update forms and send violation letters. There are some violators who have had numerous letters sent to them with no response. She feels they need to be notified in person but not by oneself. Chares Faulds volunteered to go with her to pay them a visit. Violation letters will give violators 14 days to clear the violation. After that other judicial procedures will be pursued.

**Pursuance of violators: Connie McDonald** Connie asked if we should hire an attorney. President, Charles Faulds said we are not comfortable with our budget

at this time but definitely want to pursue violators judicially. Connie will research attorney fees from several attorneys to pursue violators through the legal system. Charley Dammann was granted permission to inform us MVBAlaw.com is a resource.

Connie asked if gray water should be grandfathered in. Charles said gray water is monitored by TECQ. He and Connie will pay the health department a visit. Rental property that does not meet restriction guidelines cannot be grandfathered.

Connie requested that the violation letters be signed by the ILOA Board of Directors instead of an individual. Charles asked if the board agreed. All agreed and none opposed. Violation letters will be sent electronically to the board for approval prior to being sent to association members in noncompliance of the By-laws or Restrictions.

**Mobile Homes/manufactured homes: Connie McDonald:** Connie requested that the board consider, for future evaluation, pursuing changing by-laws to state no mobile/manufactured homes be allowed in any section of the Indian Lake Subdivision because they decrease property values and deteriorate. Charles Faulds said we need to decide what are short term and what are long term issues and handle small portions at a time to reach our goals.

**New member packets: Connie McDonald:** The board agrees new member packets with a welcome letter is a good idea.

**Fireproofing: Connie McDonald:** A brochure "Prepare Your Home" was passed out.

**Next door App: Connie McDonald:** Connie recommended activating an official social media group with the new board members and respectively requesting others to deactivate. Architectural committee is in charge of this.

**Stop Order: Connie McDonald:** Connie explained that Bastrop County had initially wanted her to place a Bastrop County Stop Work Order for them which she discovered was not legal to do so. She suggested that ILOA come up with a simple STOP WORK ORDER of our own to place at jobsites where no permits have been approved. Charles and Connie agreed that she would design a STOP WORK ORDER for ILOA use and submit to the board for approval.



Bobby Williamson submitted two deed restriction items and one by-laws item to be voted on at the July 2019 annual meeting.

1. No gas outboard motors in the lake
2. Site built homes only, no exceptions
3. Give us our own deed restrictions back. They were changed in 1992 illegally

The consensus of the board was that the illegality of the 1992 change was irrelevant, since the deed restrictions were a matter of record at the court house.

**There will be a special board meeting September 22, 2018 at 9:00am at the pavilion.**

Bonny Joplin made a motion to adjourn. 10:30 AM

Attendees: Doug Wilson, Marilyn Dunn, Raylyne Fillman, Marvel and Herb Phillips, Janis Vasek, Sharon Williams, Karen Williams, Charley Dammann, Bobby Williamson, Dan Titus, Dan Titus, Sr, M. Light, Liz Brissette

## Indian Lake Owners Association

Special Board Meeting  
September 22, 2018 – 9:00 A.M.

ILOA Pavilion

Meeting Minutes

Call to Order – President Charles Faulds 9:06 AM

Roll Call for Quorum – Bonny Joplin

Charles Faulds, Bonny Joplin, Virginia Gicklhorn, Susan Weldon, Connie McDonald, Cyndee Wilson, Doug Watne

Meeting Minutes – August 18, 2018 – Virginia Gicklhorn

Approval motion made by Connie McDonald; second by Doug Watne. All approve. Motion carries.

Treasurer Report – Susan Weldon

Balance in checking account 12,489.31; balance in Savings account 10,273.58. Approval motion made by Doug Watne; second by Cyndee Wilson. All approve. Motion carries. Connie McDonald questioned if we have a solid budget. Currently we do not.

Adjustment of Agenda: Old Business: Web Page – Raylene Fillman

The cost of using Wix as the new service provider:

\$14.00 month or \$168/ 1 year

\$11.00 month or \$264/2 years

\$10.00 month or \$360/3 years

If we do not switch the service provider to Wix she will have to figure out the complicated codes. Another benefit to switching is the ease of updating information. The new web site will have links for documents and for government affiliates. There will be no external links. The domain is good until 2021 and is \$13.00 a year. The host is \$120 for 3 years. Doug Watne made the motion to change our web service provider to Wix for 3 years at a cost of \$360.; second by Connie McDonald. All approved. Motion carries. Payment has to be made with a

debit/credit card. Connie McDonald and Raylene Fillman will workout the payment (to be reimbursed) and switch the web site.

## Committee Reports

### **Architectural – Connie McDonald**

#### Approved permits pending final inspection:

1. Kenny Campbell -239 Big Bow – Site built storage building
2. Clint Taylor -112 Big Bow – Accessory building
3. Fawn Legg -106 Laguna -Fence
4. Wardell's -355 Big Bow -New Mfg Home & Accessory Bldg

#### Tentatively approved permits pending BCDS approved permits:

1. Jenna Clardy -203 Big Bow – Site built home addition
2. Pamela Snyder -110 Tom Tom -New Mfg Home w/deck

Karen Williams said she purchased a 12X16 building and the seller advised her that she does not need a permit from Bastrop County since it is a storage building. Connie McDonald clarified that she needs an Accessory Building Permit.

### **Lakes and Fish – Doug Watne**

Proposal is to build a 50' boat dock, above water level, at the boat ramp. The cost would be approximately \$3200 providing the labor is not free. It would take about 8-10 volunteers. The time frame is this fall or next spring. Doug mentioned that in a previous meeting a while back that someone might put up the money for the dock. Karen Williams concern is that we don't have the money in the budget to proceed. Carlie Case questioned building a new dock before repairing the pier. Connie McDonald asked if Doug could get the cost of repairing the pier and compare the cost of building a floating dock.

Decision on the boat dock was deferred until next month.

Remarks:

Bobby Williamson: What about the soft spot on the dam? Doug: We can't tell with the rain.

Charles Faulds: The dam is our biggest liability.

Phil Webb: What repairs need to be done to the dam? Doug Watne: I'm not sure.

Phil Webb: if we lose the dam we lose all of our property.

#### Fish for Weed Control

The bookkeeper cannot find previous receipt for fish purchase.

Triploid Carp: Permit required for TPWD \$16.00 fee plus \$2.00/fish.

Recommendation is 5 fish/acre, 32 acre lake equals 160 Triploid Carp.

He suggested purchasing the carp at this time and getting Tilapia in the spring.

Doug Watne met with Larry's Fish Farm on September 18 to discuss weed and fish. The most visible weeds are Chara. Carp do not eat Chara.

Discussion:

Phil Webb: There is no guarantee the fish will live.

Michelle Bradshaw: When her husband Doug was on the board he had a detailed receipt for fish purchased.

Doug Watne: As per the permit we can stagger purchase of the carp.

Connie McDonald: Do we actually need a new permit?

Charles Faulds: We don't know if we satisfied the previous permit is why we need a new permit.

Karen Williams: We need to go back to the history of fish purchased.

Connie McDonald: We don't know what the current fish population is.

Charles Faulds: Younger fish have been seen in the lake.

Bobby Williamson: Other fish and minnows have been spotted in the lake.

After no more discussion, Connie McDonald made a motion that we pursue purchasing carp this fall for \$2256.00; second by Susan Weldon. Motion is unanimously approved.

#### **Roads and Parks – Cyndee Wilson-** Presentation of Pavilion Rental

Form. Virginia Gicklhorn made the motion to accept the form as presented with the addition of hours from 8:00AM – 8:00 PM; second by Susan Weldon. All approved; motion carries.

#### **Swimming Pool – Bonny Joplin-** Pool will close October 1.

Bathrooms will be locked when the pool closes.

Cyndee Wilson will update marquee to reflect pool closing. As far as restrooms are concerned the point of contact is Bonny Joplin or Cyndee Wilson. Treasurer, Susan Weldon said it is in Shane Stoddard's contract to clean the restrooms, but Michele Bradshaw has volunteered to clean them twice a week. When the pool maintenance contract is up, we will not solicit for bids, but there will be no objection to opening bids.

## Old Business

**Neighborhood Watch - Marilyn Dunn:** National Night Out is October 2 at 6:00 PM. Connie McDonald and Marilyn will meet with Nicky Wilson to plan the event. Connie McDonald made a motion to not exceed \$200 for the meal, with every attendee bringing their own drinks; second by Virginia Gicklhorn. Approved. Motion carries. Cyndee Wilson will post the event on the marquee.

**Delinquent Dues – Charles Faulds:** In October Jane Curlee will mail past due notices. Virginia Gicklhorn will ask her to include information that a payment plan is available which can be found on the web site.

**ILOA Corporation Status - Virginia Gicklhorn:** The Periodic Report to the Secretary of State was approved with a refund of \$20.00. Fee was \$5.00 instead of \$25.00. The Exemption Verification Letter form the Texas Comptroller of Public Accounts was handed to all board members.

**Update of By-laws and Restrictions – Charles Faulds:** At the August meeting Bobby Williamson had recommended changes. In addition to his requested changes there are also other updates that need to be made. Charles Faulds will review suggested changes worked on prior to the July 2018 annual meeting. Bonny Joplin reminded us not to overlook the Texas Property Code which supersedes our bylaws and restrictions. Connie McDonald made a motion to add By-laws and Restrictions to the October meeting agenda; second by Bonny Joplin. Motion approved.

## New Business

**Sign at Entrance - Virginia Gicklhorn:** Virginia will let the board know by email what the insurance will pay. Connie McDonald and Doug Watne will get bids from sign companies for replacement of the sign including a plasma sign which would be guaranteed for 10 years. Bonnie Joplin commented that it might be cheaper to repair the old sign. It will all depend on how much the insurance adjuster offers. Connie McDonald made the motion to do an electronic vote on this issue; second by Cyndee Wilson. Approved. Motion carries.

**Forms - Virginia Gicklhorn:** Connie McDonald will change the format of our letterhead from PDF to Word and send to all board members.

**Liability Insurance - Charles Faulds:** Connie McDonald made the motion to pay the insurance in the amount of 5900 when we receive the bill; second by Bonny Joplin. All approved. Motion carries.

**Violations - Connie McDonald:**

- 1) Anonymous complaints were filed with the Bastrop County Health & Environmental Departments on behalf of ILOA on the previously discussed violations. Connie personally witnessed a BC Health Dept inspector at one of the complaint properties. Nothing extra to report from follow up with BCDS at this time.
- 2) Next step should be to mail out "Violation Letters". Copies of the violation letter was given to all board members. Board approved the letter.
- 3) Connie handed each board member an "ILOA Stop Work Order" form. The board approved the use of this form.
- 4) Connie is still working on costs of legal fees to pursue violations judicially. She will need more time.

Marilyn Dunn inquired about authorization for a member to remove a dead tree. She was advised by Connie McDonald to tell this member to contact Kevin Berry, at the health department.

Connie McDonald made a motion to adjourn. 10:31 AM

Attendees: Herb Phillips, Bobby Williamson, Raylyne Fillman, Jim Gicklhorn, Carlie Case, Vera Sandifer, Willie Sandifer, Michelle Bradshaw, Karen Williams, Phil Webb, Marilyn Dunn

## **Indian Lake Owners Association**

Bi-Monthly Board Meeting  
October 27, 2018 – 10:00 A.M.

ILOA Pavilion

Meeting Minutes

Call to Order – Vice President Bonny Joplin

Roll Call for Quorum – Bonny Joplin

Bonny Joplin, Virginia Gicklhorn, Cyndee Wilson, Connie McDonald, Doug Watne. Charles Faulds and Susan Weldon were absent. A quorum was established.

Meeting Minutes – September 22, 2018 – Virginia Gicklhorn

Approval motion by Cyndee Wilson and second by Connie McDonald.  
All approve. Motion carried.

Treasurer Report – Susan Weldon

Virginia Gicklhorn gave unreconciled balances as of 10-26-18, checking 11,409.64; savings 10,280.36. Motion to approve by Doug Watne.  
Second by Connie McDonald. All approve. Motion carried.

Committee Reports

Architectural – Connie McDonald

Connie went over permits that were approved.

Lakes and Fish – Doug Watne ( see attached)

Plans for the boat ramp dock is for it to be permanent.

There were concerns about tilapia for weed control and the consensus was that we need more research on this topic. Connie McDonald made a motion to invite a representative from Texas Fish and Wildlife to speak before a final decision is made. Second by Virginia Gicklhorn. All approve. Motion carried.

Roads and Parks – Cyndee Wilson

Cyndee Wilson made a motion that she purchase 2 trash cans and liners for use at the pavilion. Second by Connie McDonald. All approve. Motion carried.

Swimming Pool – Bonny Joplin

The security camera was discussed. Cyndee Wilson noted that a prior board approved getting wi-fi. Decision was tabled pending an operating budget.

Old Business

Work Day

Doug Watne

A work day is scheduled for Saturday, November 3 at 9:00 at the Pavilion.

Repairs to piping at spillway and entrance

Doug Watne

Thanks to all who worked on the sign which is temporary until a decision is made on whether we want to update the current sign or get a new sign. Connie McDonald will get quotes. This decision was tabled until the next meeting. The insurance claim was paid. Nobody could recall why there are two Indian Lake signs.

Web Site

Connie McDonald

The web site is still being worked on. Real time pictures may be emailed to Connie. The usage form for the pavilion will be added.

Swim bands

Bonny Joplin

Mary Cox discussed how she ordered swim bands in past years. Virginia Gickhorn made a motion to have everybody turn in remaining swim bands to Bonny Joplin so she can count them prior to donating to Brad Williams church. Second by Connie McDonald. All approve. Motion carried.

ByLaws and Restrictions

Virginia Gickhorn

Charles Faulds is chair of this committee. Liz Brissette volunteered to be on this committee.

Past Dues

Virginia Gickhorn



Jane Curlee has updated records and is sending notices next week.

New Business

Garbage servicing

Doug Watne

Mary Cox said the renewal fee and contract with Country Waste is coming Up. Connie McDonald will check with other providers to see what they can offer. She will have this information for the next meeting. We should not pay or sign a new contract with Country Waste until we get a new proposal from them and research competitors.

Next scheduled meeting date: December 29, 2018 10:00 at the pavilion

Virginia Gickhorn will visit the Smithville library to see if that date is open to hold our December meeting there.

Virginia Gickhorn made a motion to adjourn. 11:24 AM

Attendees: Darrell Brissette, Bobby G. Williamson, Liz Brissette, Carlie Case, Bob Corbin, Mary Cox

## Indian Lake Owners Association

Bi-Monthly Board Meeting  
December 1, 2018 – 10:00 A.M.

Smithville Public Library

### MEETING MINUTES

Call to Order – President Charles Faulds 10:01 AM

Roll Call for Quorum – Bonny Joplin

Charles Faulds, Bonny Joplin, Virginia Gicklhorn, Susan Weldon, Connie McDonald, Cyndee Wilson, Doug Watne

Meeting Minutes – October 27, 2018 – Virginia Gicklhorn

Approval motion by Cyndee Wilson; second by Doug Watne. All approve.  
Motion carried.

Treasurer Report – Susan Weldon

Checking account balance is \$8439.17. Savings account balance is 10,280.36.

#### Committee Reports

Architectural – Connie McDonald – Nothing new

Lakes and Fish – Doug Watne - Nothing new

Roads and Parks – Cyndee Wilson - Cyndee purchased two trash cans for the pavilion. The current mowing contract expires effective December 31. Recommendation is that we renew the current contract since contractor provides insurance and is bonded. Work has been done as agreed.

Swimming Pool – Bonny Joplin – Pool is closed.

#### Old Business

Update on rep from Texas Fish & Wildlife

Doug Watne

Doug has researched tilapia and it will not be put into the lake until spring. Bonnie Joplin will contact a representative from the Fish & Wildlife Dept. to speak at a future meeting.

Repairs to piping at spillway and entrance

Doug Watne

Signage was tabled until we get bids.

#### Garbage Servicing

Doug Watne

Current contract with Country Waste expires December 31. Bonny Joplin will contact Country Waste to see if they will negotiate the price. Virginia Gicklhorn made a motion to continue using Country Waste giving Bonny Joplin authority to negotiate the price. Second By Connie McDonald. All approve. Motion carried.

#### Bylaws & Restrictions

Charles Faulds

Charles will meet with his committee to be prepared to address the bylaws and restrictions in detail at the February 23 meeting.

#### 2019 Budget

Susan Weldon

It will be helpful if each committee member will provide a budget. Quick Books needs to be updated. Connie McDonald made a motion to authorize Susan Weldon to spend up to \$500.00 for Quick Books software and a lap top. Bonny Joplin seconded. All approved. Motion carried.

Charles Faulds will meet with Jane Curlee to discuss reports in order to plan for the new year. He will also discuss the letter to accompany the annual dues notice. Suggestions were:

- To request email addresses for future mailings as postage is so expensive
- All money should be mailed to the PO address rather than given to individual board members.
- It would be helpful to bill in December.
- Emphasize a payment plan is available.

Connie McDonald made a motion to move toward electronic payment and pay the fees necessary to obtain the service. Second by Susan Weldon. All approved. Motion carried.

#### New Business

Next scheduled meeting date: February 23, 2019 at the Smithville Library.

Virginia Gicklhorn made a motion to adjourn at 11:10AM.

Attendees other than board members: Liz Brissette; Phil Webb; Carlie Case