

## Indian Lake Owners Association Bi-Monthly Board Meeting January 3, 2009 10:00 A.M. Indian Lake Pool Pavilion

**Board Members Present:** Nick Wilson, Gail Byler, Karen Williams, Randy Pederson, Bill Nance, Charley Dammann

**Board Member Absent:** Mary Cox

**ILOA Members Present:** Christine Earle, Rhonda Johnston, Carolyn Koopman, MaryBeth & Mark Strong, Jon & Phyllis Mick, Kenneth & Kay Cox, John Young

<b>Call to Order</b>	
Nick	Nick called the meeting to order.
<b>Roll Call for Quorum</b>	
Gail	Gail took the roll and determined that a quorum was present.
<b>Meeting Minutes</b>	
Bill	Bill made a motion that the minutes from the October 25, 2008 be accepted as was sent out via email. Randy seconded the motion. Three Board members voted to accept, but Karen objected, as there were corrections that needed to be made regarding the clarification of who motioned and seconded the approval of \$100.00 for grass seed. Nick tabled the approval of the October 25, 2008 minutes until the next regularly scheduled meeting.
<b>Member Comments &amp; Questions (5 minute time limit, each Member)</b>	
MaryBeth & Mark Strong	MaryBeth distributed a handout before the meeting regarding concerns she and Mark had on screening Board members and the potential options available. A discussion ensued and ended with the question if the Board would consider creating a policy for Board member screening before they are seated as a Board member. Nick clarified that the current Board has no policy and Gail added that there is a process within the By-laws for a nominating committee to nominate potential Board members. Due to the circumstances of this past year, all 7 Board members were replaced without the benefit of the review of a nominating committee. Karen made the motion that a Committee be formed to organize a preliminary checklist for oncoming Board members. The motion was unanimously approved. <b>Decision</b> Mark & Nick volunteered to be on the Committee..
<b>Committee Reports</b>	
Randy	Architectural - Randy stated he has issued three permits – two for construction of new homes on Deer run and one to enclose a carport. He added that there are no permit fees. He has hit a dead end again regarding the repair of the AT&T telephone equipment & fence at the subdivision entrance, but he will follow up. <b>Action</b> Randy asked if anyone knew about the single wide on Tejas that was moved out – there is some cleaning up of the premises that need to be taken care of. Rhonda stated she knew them and would get a message to them. Randy asked if there was anything that needed his attention. Charley stated there was some construction going on Randy's side of the lake (Don Johnson's place). Gail thanked both Randy and Bill for following up on a report from a member of a bad water leak at another member's place.
Karen	Lakes & Fish – Karen stated the water level was low, but the water quality was good, fishing was good, and there has been some enormous crappie caught. She stated the island is cleared and a new bridge has been built from a member's residence to the island. She added that ILOA has permission to access the island via the bridge. The Rye grass has not come up, probably due to the drought conditions. The rock campaign has had moderate success – 1/3 of the lakeside of the dam has been covered. Karen acknowledged Rhonda's help with the success. Karen stated she requested bids to complete the guardrail, but has not received any. John Young spoke up and gave the Board a bid of \$30.00/hr (his normal charge is \$45.00) and the Association purchase the cement and he welcomed volunteers to dig the post holes. Karen stated that she received information the day before that the Texas Commission on Environmental Quality (TCEQ) has contracted with a company who will inspect the dam sometime during the month of January. She added that effective January 1, 2009, there are new rules. She added that an Emergency Action Plan needed to be prepared and that there are seminars hosted by TCEQ that could be attended for the registration fee of \$25.00 a person – seminars are on January 20 and Feb 4; approximately 4 hours long w/lunch. Gail made the motion for the Association to fund the cost for any Board member. Bill seconded the motion and the Board approved it unanimously. <b>Decision</b> Following are the Board members interested in attending: Randy Pederson, Karen Williams, and Nick Wilson. Following are the ILOA members interested in attending at their own cost: Kenneth Cox.
Mary	Swimming Pool - Mary was absent and Nick mentioned that one of the pool pipes was clogged and will need taken care of. Gail stated she will send out Mary's report via email to the Board. <b>Action</b>
Bill	Treasurer – Bill presented and reviewed the Financial report for November and December 2008,

	<p>noting that a donation of \$500.00 was forwarded to the Smithville Volunteer Fire Department. Bill stated the "prepaid" wireless cell phone he had purchased for \$108.25 for the ILOA still has a credit balance of \$105.30 and that the cost of phone service since October 17, 2008 has been \$2.95. He sent out approximately 285 invoices to current members and has received nine payments as of yesterday. Bill stated he ordered an "endorsement" stamp for received checks, which cost approximately \$30.00. He added that there are 75-100 accounts in Quick Books that were labeled as will never pay. Actually several have not been billed for the last two to four years. At some point in time the Board will need to make the decision on do we bring these accounts up to date, determining if they are valid property owners. He stated the cost of getting the invoices was under \$250.00 this year vs. the approximate cost of \$1200.00 – \$1500.00 in previous years. Randy motioned that the financial report be accepted. Gail seconded the motion and the Board approved it unanimously. <b>Decision</b></p>
<b>Board Appointment</b>	
Nick	<p>Nick stated he would like to see Charley Dammann back on the Board to serve in the position of Roads and Parks. Bill made a motion to accept Charley and Randy seconded the motion. The motion was approved by the Board with Karen opposed. <b>Decision</b> Bill shared with the Board that he plans to move from the subdivision as they have a contract on a house and he does not know how long he will be a member. Because of this projected move, he endorsed Charley as the Secretary/Treasurer and stated he would take Roads and Parks. Gail made the motion to switch Charley from Roads and Parks to Secretary/Treasurer and vice versa for Bill. Bill seconded the motion and the Board approved it by a majority vote, with Karen opposed. <b>Decision</b></p> <p style="text-align: right;"><i>Nick Wilson</i> <i>Gail Byler</i></p>
<b>Old Business</b>	
Gail	<p>Asset Report – since Mary is absent, this will be postponed until the next meeting.</p>
Gail	<p>ILOA Audit Committee Report – Gail will email Stan Earle's final report to the Board as she did not have a copy available. <b>Action</b> Bill volunteered to give an oral report and stated that records were incomplete, data entry was not completed, financial files were not up to date, did not have access to Quick Books program, and an appropriate audit could not be performed at that time because the records we had were not sufficient to do an appropriate audit. Bill stated that he feels that the future audit committee should be able to look at whatever they feel is appropriate, whether it is past historical information or whatever direction the Board gives them.</p> <p>Karen stated she was opposed to going to the membership next July with an incomplete audit, especially since she was the one who made the motion to table the financials. She stated she completed a financial report that covered July 1, 2007 through June 30, 2008. She agreed there was a lot of gray area, she found about \$900.00 worth of difference. She insisted we had to provide the membership with dollar amounts. Nick stated he would like Stan to get with the Quarterly audit members and take Karen's and Stan's report and come up with some kind of a report for the annual meeting. Chris stated that Stan would not be available to be on another committee. Nick stated he would get with Jerri Jones and ask her to participate. Nick charged the Quarterly Audit Committee with coming up with a report July 07 through June 08 that can be shared with Members at the annual meeting. <b>Decision</b></p>
Nick	<p>Insurance Coverage Update – Nick stated that Travis is not available, so this will be tabled until next meeting. Bill stated that the ILOA got this new book that contains the definitions and listings of ILOA insurance coverages. He stated that due to the work Travis has put in, the Association received a refund of approximately \$41.00.</p>
Nick	<p>Sign for Entrance – Mark &amp; Gail volunteered to work on designing and creating the sign.</p>
Nick	<p>IRS Filing Status – postponed until a later date.</p>
Nick	<p>ILOA Mailbox – postponed until a later date.</p>
Bill	<p>Vicious Dog – Bill stated that he talked to the County Judge's secretary and she stated that the Judge suggested that it would be best to talk to the Bastrop County Sheriff before going before the Commissioner's Court. So Bill was waiting until the new Sheriff took office.</p>
<b>New Business</b>	
Nick	<p>ILOA Bookkeeper - Nick, Gail, Charley, and Bill interviewed Jane Curlee of Smithville for the position of ILOA Bookkeeper. They went over a list of expectations with her and she agreed to take care of all our needs and provide a place for our files, for the amount of \$425.00 a month. Contract will be for 6 months. Gail made a motion to hire Jane Curlee as the ILOA Bookkeeper. Bill seconded the motion and the Board approved. Karen abstained. <b>Decision</b></p>
Nick	<p>Computer Purchase – Nick stated that a computer was needed for ILOA use and expected it to go into Jane Curlee's office to be available for Board Members (or their representatives) to use to research ILOA information by appointment. Information to be backed up once a week. Internet access will be available. Gail made the motion to purchase the computer and a printer and Bill seconded it. The Board approved the motion unanimously. <b>Decision</b></p>

Nick	Fiscal Year Change – Nick stated that at the last meeting the Board talked about changing the fiscal year to January – December. They also spoke to the bookkeeper about the change and she highly recommended it, as it makes clarification of our books a lot easier, members would have an easier time with understanding the financials. Bill made the motion to change the fiscal year to January through December, Charley seconded it and the Board approved unanimously. <b>Decision</b>
<b>Next Regular Meeting</b>	
Nick	The next regular Bi-monthly meeting will be held February 28, 2009. The next open forum is January 31, 2009.
Nick	Meeting is Adjourned.

**Indian Lake Owners Association Bi-Monthly Board Meeting  
February 28, 2009  
10:00 A.M. First National Bank**

**Board Members Present:** Nick Wilson, Gail Byler, Randy Pederson, Mary Cox, Brad Williams, Charley Dammann

**Board Members Absent :** None

**ILOA Members Present:** Christine Earle, MaryBeth & Mark Strong, Jerrie & Kenneth Jones, Myra Evans, Louise Stoerner & granddaughter

<b>Call to Order</b>	
Nick	Nick called the meeting to order.
<b>Roll Call for Quorum</b>	
Gail	Gail took the roll and determined that a quorum was present.
<b>Meeting Minutes – October &amp; December (January)</b>	
Charley	Charley made the motion to approve the October 25 <sup>th</sup> meeting minutes; Randy seconded the motion and the Board approved it unanimously. Charley made the motion to approve the January 3 <sup>rd</sup> meeting minutes, which was moved from December; Brad seconded the motion and the Board approved it unanimously.
<b>Change in Order of Agenda</b>	
Brad	Proposed guardrail construction – Brad spoke to John Young regarding the guardrail construction to secure the lower dam area from unauthorized dumping. He gave him the amount of footage needed. We will have two gates so we can drive through. Brad expects to have John’s proposal in the next couple of days.
	Annual Cleanup – We plan to have the annual cleanup day for the middle of April and Brad will be getting with Clara Beckett. There is a burn ban in effect, so we may not be able to burn anything. Brad will check to see if the County will provide a chipper to chip the wood and the members can take home the shavings. Hopefully, we will have volunteers to help pick up trash. Brad will ensure notification is posted on the Bulletin Board and Gail volunteered to post to the website.
	Bulletin Board update – Brad will update the bulletin board, ensuring all information is current. Charley added he has new plat maps coming as the ones posted are faded.
Myra	Downed mailboxes – Myra stated someone has knocked mailboxes down and several people acknowledged they had seen them down, but no one was aware of who caused it.
Louise	ILOA ID cards – Louise stated she had not received her ILOA identification card. Charley responded that the cards will be mailed out in March.
Gail	Gail developed two reports which she distributed to the Board members and had one pass-around copy. The first was an Income & Expense Previous Year Comparison (Jan-June 2008 vs. 2007). The second was a Calendar Year Income & Expenses (Jan-Dec 2008). These reports give us an idea of where the money has been spent. Nick thanked Gail for her work and commented that these handouts were very good. Nick also stated he expects each Board member to present their budget for the remaining year at the next meeting.  Louise’s granddaughter asked if these could be provided to those who did not have a computer. Nick stated these would be available at the annual meeting. The charts contained in the handout were printed in color and due to the cost of colored ink, Gail did not print copies for everyone. Chris suggested that different shadings and/or hash marks replace the color to save on the cost of printer ink. Gail will look into this option.
<b>Treasurer’s Report</b>	
Charley	Cash Assets - the current checking balance is \$45,521.21 as of Feb 27, 2009.
	Cell Phone Status - balance stands at \$94.80.
	Operating Account Balance Proposal –

	CD's - Two CD's matured in February and the money was transferred to the First Nat'l Bank – the third CD matures on March 9 and currently at \$10,694.77. Charley made a motion to move the last CD when it matures on March 9 from Franklin/Prosperity Bank to the checking account at First National Bank. Once we determine the interest rate at First National, we can make the decision of where to place that money. Gail seconded the motion and the Board approved it unanimously.
	Annual Dues - billed were \$38,290.00 and have collected \$27, 220.00 which leaves \$11,070 not yet collected.
	Delinquent Member Search Engine - Charley stated we cannot locate a good address for some people. He made a motion to purchase a one year subscription to a search engine for finding people – cost approximately \$30-40 a year. Randy seconded the motion and the Board approved it unanimously.
	<p>Member Request to Purchase ILOA Lot – a new member, Arthur McElwain would like to purchase one of ILOA's lots. The problem is that ILOA sold the lot to someone named Ackerman 2-3 years ago and they have not filed the deed; therefore, ILOA is still on record as owning the lot and have paid the taxes on it. Gail stated the buyer does not return our calls. MaryBeth stated she and Mark tried to buy this lot a couple of years ago and the past Bookkeeper would not sell it. Charley would like to run this by the lawyer to see what options are available to ILOA.</p> <p>Jerri added that she and her husband would like to purchase a piece of property behind them, but cannot find the owners. Nick suggested this could be researched after the search engine has been purchased – Jerri should send them the section and lot number. Charley stated that as with MaryBeth and Mark, this would need to be put up for everyone to bid on.</p> <p>A discussion on members posting their lots for sale at the ILOA website. Both Charley and Gail stated that as long as it is an owner selling their lots and a Realtor is not involved, it should be ok. See motion and approval at Multiple Properties discussion below.</p>
	Smithville Volunteer Fire Dept Donations – ILOA received a Thank You card from the Smithville Volunteer Fire Dept. for the \$500.00 donation. We still owe them \$500.00. Charley made the motion to send the balance of \$500.00 that was promised to them by February to complete the 2008 donation. Brad seconded the motion and the Board approved it unanimously.
	Post Office Box 808 Renewal – the yearly subscription for the post office box has been renewed at \$42.00.
	Shredding, Mowing & Pool Contract Renewals – Charley drafted contracts for Rhonda and Luke and found the language for the mowing areas was not matching the procedures. He is drafting maps for designated mowing/shredding areas, as there are as many descriptions of the areas as there are people talking about it. Designating and labeling the maps will ensure everyone is on the same page when speaking about specific areas. Charley forwarded the maps to the Board.
	Aqua Water Annual Meeting in Elgin at the VFW on March 6 – the proxy card for ILOA has been sent.
	Office Furniture Acquisition –a computer desk (\$95), refurbished computer (\$250), along with monitor, keyboard, mouse, fax/printer/copier/scanner has been purchased. A used four-drawer filing cabinet (\$85) was also purchased and Stan and Christine took time off of work to pick it up. Gail added that the benefits of having ILOA's own office furniture/equipment is tremendous: we do not have to rent someone's computer, if we change bookkeepers all we need to do is pickup the equipment and furniture, and all ILOA files will be intact.
	Antivirus Software Purchase – Charley made a motion to purchase antivirus software for the ILOA computer. Gail seconded the motion and the Board approved it unanimously.
	ILOA Paper Files – Both Charley and Nick disposed of old ILOA files when they were moved to the new Bookkeeper's officer. Currently, Charley and Christine are sorting the current files and are

	about through with them.
	Audit Committee - the financial records are ready for the Audit Committee; they can schedule time with the Bookkeeper at her office. MaryBeth will let Charley know when.
	Bookkeeper – has been very busy with her clients, but she is getting caught up.
	ILOA Tax Status – the Bookkeeper will approach IRS on our behalf to get back in good standing with them. Christine stated that she will need a Power of Attorney to speak on behalf of ILOA.
	Multiple properties – Charley asked for clarification on interpretation of how property owners who have multiple properties are billed for association dues. For example, MaryBeth and Mark currently pay three dues as they have two rental properties and one vacant property; yet, they have one vote. Gail read Section 12 of the ILOA Restrictions. There will need to more research. Jerri suggested the website for TX Homeowners Association could provide some guidance; possible check it out first before going to the attorney. Charley will seek the information here first and will share with the Board.
<b>Committee Reports</b>	
Randy Architectural	AT&T Utility Station – AT&T has almost finished their repair of the utility station. Their promise was to finish by the end of the month, and looks like they will complete it within a day or two.
	Permits – four permits have been issued since the last meeting – two for remodeling and two for new site built homes, one of which is being built on a slab.
	Highway 153 Cleanup – is scheduled for March 14; can someone go to TXDOT in Giddings to pick up the bags? Nick volunteered since he will be off work on Monday. Randy stated that we will get updated vests later in the year.
Randy Lakes & Fish	<p>Dam safety Course – Randy and Nick attended the course on January 20 and learned what’s required and how to maintain the dam. They learned that an operational and maintenance program is needed and they have the guidelines to do that. Additionally, we need to complete an Emergency Action Plan (EAP). The EAP will be required no later than June 2011. The guidelines for the EAP are currently being drafted and will be forwarded when completed.</p> <p>The Texas Commission on Environmental Quality (TCEQ) has contracted with Friis &amp; Nichols to conduct the dam inspection on March 16 at 8:00am. A written report will be provided ILOA.</p> <p>The lake is approximately 3 feet 8 inches below the full level and fish are still active.</p>
Mary	<p>Boy Scout Project &amp; Park Refurbishment – Mary has been in touch with the Boy Scout; he came out in January. He needed to go before the Scout Council for approval of the project. She left him a voicemail message and has not heard back from him and that has been well over a month. So if he does not start on his project, she would like to schedule a workday at the park after the cleanup.</p> <p>She would like to get a cost estimate on new playground equipment; bushings for the some of the swings along with new swings, chains and lumber for the picnic tables. Mary stated she had paint to paint the swing sets and restrooms. Boy Scouts are supposed to do that; but he also may be running out of time. She would like to get this done while we still have cool weather. Additionally, she would like to power wash the underside of the pavilion to rid the area of insects.</p> <p>Charley stated the Pavilion roof needs some work and Mary agreed. She stated she would like to see Cool Coat applied. Gail made the motion to purchase the Cool Coat and Charley seconded it. The Board approved it unanimously.</p> <p>Mary stated she was in the process of developing a list of tasks that need completion for the Pool/Pavilion area and Nick suggested she bring it to the Board as soon as possible, as spring is just around the corner. Mark asked what was intended for the underside of the Pavilion and Nick asked Mark to develop a list of prices to get this accomplished. Nick requested both Mary and Mark submit these lists via email as it will expedite the process.</p>

	Pool/Pavilion Vandalism – Mary stated that rocks have been thrown into the pool and onto the pool apron and that graffiti is on the pavilion floor. She will need to use acid to get that off.
	Household trash at Pavilion – Mary stated that household trash has been left at the Pavilion and they believe it is being left by out of town members. CAM Disposal does not pick up household trash the first time around. But they have gone through the trash and have identified the names of members. One resident has already been notified and the other one is from Austin. We will need to compose a letter to them that this is not appropriate, they will need to make arrangements to dispose of their trash properly.
<b>Old Business</b>	
Nick	Audit Committee Appointments (Qtrly Reviews) – Nick stated that Jerri was appointed as the third member of the quarterly audit committee. MaryBeth requested clarification of when their audit would begin, as the previous meeting minutes stated July '07 and she and Carolyn wanted to begin the quarterly audits after the last annual meeting in '08. She stated that Karen has done all that work. Nick stated the reason why it was stated that way is because the Board is responsible for bringing an audit to the membership and we have not had an official audit in who knows when. We are required to bring an audit to the annual meeting this next July. Charley stated that he has seen the work Karen has done and it was a tremendous effort with what she had in her hands, but he has sorted through the files with Nick and Christine and has found more receipts that had not been in Karen's hands at the time, so it would not be as complete as anyone may want it to be. He stated he has completed the sorting of the yearly bank statements and receipts (2005-2008). In the July annual meeting, the membership did not accept the financial report, so this is why Nick requested going back to July '07. Then there is the question of who is volunteering to do this. MaryBeth reiterated that both she and Carolyn only agreed to perform quarterly audits from the time of the last annual meeting forward. Charley suggested that at the next annual meeting, the membership could take a vote to accept the report as it was presented. Nick stated that we know where we are at now and that is the important thing. Charley stated that we should begin with July 1, 2008. Nick confirmed that the Committee will begin their review with July 01, 2008 and continue forward.
Mark Strong	Sign for Entrance – after discussion of the design for the sign, Gail made the motion to approve \$250.00 for the materials. Charley seconded the motion and the Board approved it unanimously. We will keep the sign in the triangle and will keep the portable sign.
Mark Strong	ILOA Bylaw Clarification (Art. 3, Sect 3, Item 1-3) – Nick stated clarification was not really how he would have stated it - it would be internal rules we may use. Mark shared with the Board that background checks should not be used, as it opens up a whole can of worms. He stated though that the Board should make that decision. Nick stated that the Board will have no policy for background checks on potential board members.
Charley	ILOA Operational procedures update – Charley stated he is updating procedures to make the mowing part match the contracts and update the procedures to match the job description of the bookkeeper. It might be ready in a couple of weeks.
<b>New Business</b>	
Nick	ILOA Annual Clean Up – Brad is coordinating the annual clean up with Clara Beckett's office – the tentative date is middle of April. Because of Easter and the Smithville Jamboree, the Board thought it better to move the annual cleanup to the first weekend of April, which will be April 4. Nick will get with Brad.
Gail	ILOA subdivision garage sale – Gail volunteered to coordinate the garage sale and would like to have it one week before the annual clean up.
	Issue of Debris left on abandoned lots – Gail has volunteered ILOA to help secure volunteers to help clean abandoned lots.
Nick	Open Forum Meeting for March is canceled.
<b>Next Regular Meeting</b>	
Nick	The next regular ILOA Board meeting is scheduled for April 25, 2009 at the Pavilion. Charley made the motion to close the meeting and Mary seconded it; the Board unanimously approved.

**Indian Lake Owners Association Emergency Executive Board Meeting  
March 4, 2009 7:00 P.M. Nick Wilson's House**

**Board Members Present:**

Nick Wilson, Gail Byler, Randy Pederson, Charley Dammann, Mary Cox

**Board Member Absent:** Brad Williams

**ILOA Members Present:** None

<b>Call to Order</b>	
<b>Nick</b>	Nick called the meeting to order.
<b>Roll Call for Quorum</b>	
<b>Nick</b>	Nick took the roll and determined that a quorum was present.
<b>Meeting Minutes</b>	
<b>Charley</b>	Charley made a motion that the minutes from Feb 24 be accepted and approved. Randy seconded. Motion passed unanimously. <b>Decision</b>
<b>Gail</b>	Gail made a motion to appoint Steve Robertson as Lake & Fish Chairman. Mary seconded. Motion passed unanimously. <b>Decision</b>
<b>Gail</b>	Gail led a discussion about section 12 of the restrictions.
<b>Gail</b>	Gail suggested an ILOA yard sale at the pavilion concurrent with the community wide yard sale to raise funds for new swing sets. All agreed.
<b>Mary</b>	Mary mentioned that there was some lawn mowing equipment needing repair.
<b>Charley</b>	Charley described the new mowing contracts will be generic and not exclusive.
<b>Randy</b>	Randy made the motion to adjourn. Mary seconded. Motion passed unanimously. <b>Decision</b>



Meeting Minutes  
Special Phone Meeting  
June 10, 2009

Board Members Nick Wilson, Steven Robertson, Mary Cox, and Randy Pederson,

Brad Williams will be consulted at a later date.

Bid was received from Allen Tompkins, resident of Indian Lake and semi-retired paint contractor, to paint the underside of the Pavilion Roof.

Mr. Tompkins' bid covered power washing, rust inhibitor for rust spots, priming, and paint for \$1300.00.

Mr. Tompkins was given the job, a previous bid received was for \$1200.00 and ILOA provide the paint, approximately 20 gallons.

# Meeting Minutes

## Indian Lake Owners Association

Bi-Monthly Board Meeting June 27, 2009 – 10:00 A.M.

Indian Lake Pool Pavilion

Call to Order – President Nick Wilson

Roll Call for Quorum – President Nick Wilson

Attendees: Brad Williams, Steven Robertson, Mary Cox, and Nick Wilson.

Absent: Randy Pederson

Nick announced that we have two vacancies the Vice-President and Secretary Treasure.

Meeting Minutes – April Bi-Monthly Board Meeting Minutes Approval

Tabled until next Regular Meeting

Motion to Table the Minutes made by Mary Cox and Seconded by Steve Robertson (?)

Treasurer Report – Mary Cox – Jane Curlee will start on the taxes next week, Mary handed out financials and explained there were a couple of mistakes in naming of expenditures, she is going to work with book keeper to correct the errors.

Motion made to accept Treasures Report by Brad Williams Seconded by Crystal Lusluky

Committee Reports

Architectural – Randy Pederson Absent

Nick stated a Request to put a trailer on lots 108-110 Big Bow was in the works

Lakes and Fish – Stephen Robertson - Nothing to Report

Roads and Parks – Brad Williams

## Guardrail Construction Bids

Brad has received two bids to build a fence in front of the burn pile area, one from John Young \$1200.00 includes cement and the other from Skip Wobus \$1150.00 with ILOA buying cement. Post holes not included in either bid. Nick Wilson said that he had a name of someone who would like to give a bid

## Swimming Pool – Mary Cox

Boy Scout Playground Project Status the boy scouts painted the tables and some replacement boards Pavilion Painting Bid was received from Allen Tompkins, resident of Indian Lake and semi-retired paint contractor, to paint the underside of the Pavilion Roof. Mr. Tompkins' bid covered power washing, rust inhibitor for rust spots, priming, and paint for \$1300.00. Mr. Tompkins was given the job, a previous bid received was for \$1200.00 and ILOA provide the paint, approximately 20 gallons.

To bring up at Annual Meeting a recommendation to limit number of guest.

## Old Business

Audit Committee (Quarterly Reviews) – Nick Wilson – Audit Committee to audit before Annual Meeting

Sign for Entrance – Nick Wilson – to buy plexi glass for the sign at entrance. He will redesign marquee part of sign to accommodate smaller less expensive plexi glass so people can still post signs

## New Business

Need a volunteer for Vice President

Need a volunteer for Secretary/Treasure (possibly discuss at Annual Board meeting to separate jobs)

Elizabeth expressed an interest in being Treasure but not Secretary  
Nominating committee - Brad and Randy have agreed to run again.

Mary and Steve need to be approved by membership.

Present the Bogart letters at Annual Meeting along with a presentation of what we think should be done

For door prizes we will not be giving Annual dues door prizes will be donated by members

#### Action Items:

Brad will follow up with Freddie Burch on American Legion Hall reservation

Need copies of Last Annual Meeting Minutes

Mary Cox to get April Meeting minutes for Christine Earl

Mary Cox to send Operational Procedures to Christine Earl

Mary Cox to do Agenda for Annual Meeting, copies of Bi-Laws, and Restrictions assembled and ready to mail 15 days before meeting.

Carolyn Koopman, Christine Earl, Elizabeth Bischett, and Mary Beth Strong have volunteered to help with Annual Meeting Mail out

Mary Cox to order meat and buy drinks for meeting

Stan Earl will pick up meat

Christine Earl to stop at court house to get copy of original Restrictions

Guest attending: Stan and Christine Earl, Mary Beth Strong, Carolyn Koopman, Elizabeth Bischett, Joe Copeland, Bill Bryant, Crystal and Ted Lukachik, and Chris Robbins,

# Meeting Minutes

## Indian Lake Owners Association

Emergency/Working Board Meeting July 11, 2009 – 10:00 A.M.

Indian Lake Pool Pavilion

Call to Order – President Nick Wilson

Roll Call for Quorum – President Nick Wilson

Attendees: Brad Williams, Steven Robertson, Mary Cox, Randy Pederson, and Nick Wilson.

Annual meeting was discussed.

- 1) Mail out to consist of Letter, Agenda, and Financial Report.
- 2) Agenda changes were suggested.
- 3) Letter wording suggested. Mary to generate the letter and take around for board member approval or changes.
- 4) Have 2008 Annual Meeting Minutes, Bylaws, Financial Report, and Restrictions at registration desk.
- 5) Voter cards to be given out to members in good standing.

Mary handed out financial reports, agenda, Bylaws, and Restrictions for board information.

Due to the vacancies on the board Randy Pederson was approved as Vice President by majority board vote and Mary Cox was approved as Secretary Treasure by majority board vote.

Mary Cox suggested getting Zimmerhanzels BBQ for the Annual Meeting, seconded by Steve Robertson, motion carried.

Mary Cox suggested moving the \$20,00.00 from the CDs form the checking account into a Savings account until we can get a full board. It takes a full board approval and registration with the Secretary of State to get CDs at Austin TELCO Credit Union in Bastrop, Austin TELCO has the highest rates on CDs in the area. Nick Wilson suggested putting \$25,00.00 into the

saving account motion made by Mary Cox and second by Randy Pederson, motion carried.

Effective July 11, 2009, authorized signers for the checking and savings account are: Nick Wilson, Randy Pederson, and Mary Cox.

The board approved reimbursement to Christine Earl for getting Restrictions for Section 1 from Bastrop County Court House.

Board approved getting ILOA mowers repaired.

# Indian Lake Owners Association

Bi-Monthly Board Meeting  
August 29, 2009– 10:00 A.M.

Indian Lake Pool Pavilion

- Meeting Minutes-

Call to Order – President Nick Wilson

Roll Call for Quorum – Nick Wilson

Members attending – Nick Wilson, President, Mary Cox,  
Secretary/Treasurer, Richard Appleton, Steven Robertson, Brad Williams,  
and Kenneth Jones

Excused Absence – Vice President Randy Pederson

ILOA Member attendees – Rhonda Johnston and Jerri Jones

Meeting Minutes – June Bi-Monthly Board Meeting Minutes Approval  
Approved as written motion by Brad Williams and Seconded by Richard  
Appleton and carried unanimously

Treasurer Report – Mary Cox

Beginning checking account balance \$14, 195.11

Savings account balance \$25,000.00

Checks written \$3,205.24

Deposits \$1242.89

Ending balance \$12,303.14

Mary has not received registered copy of Contact change in officers  
from Secretary of State. When received Mary would like to move  
monies from Saving Account at First National to CDs, at institution  
offering best returns.

Motion made by Kenneth Jones and seconded by Brad Williams and  
Board Approved by unanimously that Mary Cox move Savings Account  
to CDs at either Austin TELCO or First National Bank

Also discussed three lots coming up for auction and that ILOA will not receive any back dues from these three lots as they are being sold at a "Sheriff Sale" auctioned for back taxes

### Committee Reports

#### Architectural – Richard Appleton

Two Permits were issued - one for a garage and one for a garage and a storage building

Richard had a question about a missing porch window at 104 Deer Run and the house in disrepair

Reported a stove in front yard at 180 Chickasaw

#### Lakes and Fish – Steven Robertson

Fountain for lake – moved to New Business

Nothing to report

#### Roads and Parks – Brad Williams      Guardrail Construction Bids

Guardrail fence in front of burn pile area received three bids

John Young for \$1577.50 John providing post holes and cement

Skip Wobus for \$1150.00 with ILOA providing post holes and cement

Matt \$3375.00 Matt providing post holes and cement

Matt \$2850.00 with ILOA providing post holes and cement

The board awarded the bid to John Young = motion made by Steven and seconded by Kenneth and carried unanimously

The burn pile - was discussed and it was decided to let residents dump dead trees and brush but not building materials or trash and when fence/guardrail is constructed to open on Saturdays or other days a necessary for residents to dump brush.

#### Swimming Pool – Kenneth Jones

Fixed toilets in both rest rooms

When it rains the pool will close for safety reasons, lightening.

Rhonda Johnston suggested that Pool closing time change from 8 PM to 7 PM,

due to getting dark earlier and school started

#### Old Business



Steven and Nick ask for volunteers to help straighten pole by fishing pier. Install electricity and light, outlet, and breaker box on pole. Approval of approximately \$200.00 for wiring, breaker box, and fixtures, Motion made by Mary Cox and seconded by Kenneth Jones motion carried unanimously. . Installation Labor being donated by board members and ILOA members

### New Business

Ceiling Fans for Pavilion - Mary Cox stated that three ceiling fans and connections could be purchased for about \$350.00 dollars. Motion made to buy fans and connections for approximately \$350.00 - by Brad Williams and seconded by Kenneth Jones and motion carried unanimously. . Installation Labor being donated by board members and ILOA members

Fountain for lake – discussed getting fountain with lights for the middle of lake. Running the electrical wiring from the pole by the fishing pier through conduit along bottom of lake to fountain. Installation Labor being donated by board members and ILOA members

Need committee volunteers for  
Lake and Dam  
By Laws Change  
Work/clean up at Pavilion/playground/pool area  
Parties

Motion made to adjourn made by Brad seconded by Richard

Next Bi-Monthly Regular Meeting – October 31, 2009

# Indian Lake Owners Association

Bi-Monthly Board Meeting  
October 31, 2009– 10:00 A.M.

Indian Lake Pool Pavilion

- AGENDA -

Call to Order – President Nick Wilson

Roll Call for Quorum – Randy Pederson

Meeting Minutes – August Bi-Monthly Board Meeting Minutes Approval

Treasurer Report – Mary Cox

## Committee Reports

Architectural – Richard Appleton  
Lakes and Fish – Stephen Robertson  
Roads and Parks – Brad Williams  
Swimming Pool – Kenneth Jones

## Old Business

## New Business

Contractors Contract renewals  
Set December Meeting date  
Set Park Clean Up Dates

Next Bi-Monthly Regular Meeting – December 2009

# Indian Lake Owners Association

Bi-Monthly Board Meeting  
December 12, 2009– 10:00 A.M.

CBMS Office  
406 Garwood Street

- AGENDA -

Call to Order – President Nick Wilson

Roll Call for Quorum – Randy Pederson

Nick Wilson - Here  
Randy Peterson – Here  
Rick Appleton – Here  
Mary Cox – Here  
Brad Williams – Absent  
Steve Robertson – Here

Meeting Minutes – October Bi-Monthly Board Meeting Minutes Approval

Approved motion made by Kenneth Jones and seconded by Randy Pederson

Treasurer Report – Mary Cox

Made out check for Fire Department, can't find anyone at Fire Dept., I will need to mail

Have little over three thousand in bank to cover Rhonda and Jane's, monthly payments,

stamps, envelopes, and other office supplies for annual dues statement.

Approved motion made by Kenneth Jones and seconded by Richard Appleton

Committee Reports

Architectural – Richard Appleton  
Permits - 1 Car Port Stan Earle 144 Chickasaw  
Letters - 129 put a skirt in front but not all the way around  
and have been keeping up their dogs  
Jeffery McDonald mowed his lawn  
Jason Brosch has made no effort to remove trash  
and has not paid dues in years  
Joseph Quantranto was sent a letter regarding his  
property not being in compliance with by laws and restrictions.  
Put up a carport without a permit. Decision to let  
it slide until after the first of the year.

Lakes and Fish – Stephen Robertson  
Lake is full and all the new docks that were built are looking  
good  
Nick - Didn't get fish, the fish truck didn't arrive until after  
6PM, will try next time he is here.

Roads and Parks – Brad Williams - Absent  
Nick Fence is done, paid John  
Putting top on fence by Brad Williams Gate in spill way  
Have a work day to paint rusty fence  
Set date for access to burn pile - After Bi Monthly board  
meeting  
Motion carries, made by Randy and seconded by Steve

Swimming Pool – Kenneth Jones

Nothing to report

Old Business

None

New Business

Highway Clean Up January Date\  
Date to be determined by weather

## Audit Committee

Coming up on the end of the year need to set up a time to meet and set up a date

Marybeth ask for some audit procedures and that check stubs be kept together in a check book.

## Parking Permits

Static Cling order 1800 parking permits from Mavericklabel.com or comparable company

Approved - Motion made by Randy and second by Rick  
Randy will order

Motion made to adjourn the meeting by Kenny and seconded by Rick

Next Bi-Monthly Regular Meeting – February 27, 2009

Guest Attendees: John and Phyllis Mick, Marybeth Strong