

Indian Lake Owners Association

Bi-Monthly Board Meeting
January 7, 2023-10:00 A.M.
Pavilion

-Minutes-

Call to Order- 10:15 am President-Connie McDonald

Roll Call for Quorum - Connie McDonald

Present were: Connie McDonald, William Triplet, Tonya Boess, Aaron Friberg & Daniel Koplitz. Absent were: Jamie Simpson & Faythe Cernuch. Quorum Established

Meeting Minutes –

Minutes for 10/29/22 informal meeting (lack of quorum) for information purposes only – Motion to except the report was made by William Triplet – Seconded by Aaron Friberg – motion passed.

Financial Report- Connie McDonald

Current Checking Acct balance \$10946.02; Savings Acct balance \$16619.43 & Pavilion Acct balance \$500.00. Motion to except the report was made by William Triplet – Seconded by Aaron Friberg

Committee Reports-

Architectural- Christopher Robbins
Lake and Fish- Daniel Koplitz
Roads and Parks- Aaron Friberg

Discussion with Commissioner Beckett on removing the dead trees from the pool area, pothole repairs, dredging lake tributary for silt from 2016 flood & 2017 hurricane plus replacing missing signs. Also, turning brush pile into mulching site.

Pool - Faythe Cernuch

The cost of pool maintenance tripled due to leaves in the pool versus time needed to clean it and it was decided to just have the maintenance company take care of the chemicals for \$600.00 per month which includes the chemicals. Possibly having Bobby Rowe (Contractor) clean the pool during the off season. Getting quotes for vacuum and a new contractor for pool maintenance.

New Business

2022 Dues & 2023 Billing

Connie McDonald

General explanation of issues arisen for Associa in relationship to 2022 dues & 2023 annual dues billing. Website migration was discussed and explained. Issues with Associa not giving us information on the members that paid their 2022 dues was explained. Pavilion Repair was discussed and dire needs for funds to do so. Several options were discussed for fundraising, one being to have an event for cleaning the lake with local divers was suggested by William Triplet Jr.

Deed Restriction Change Request

Bobby Williamson

Bobby presented a letter asking for permission to go about changing the Restriction 9a for Section 3 only to read "Site built homes only". Board is not against the change but requested that Bobby get the required vote count in signature form to promise to vote in support of the change prior to ILOA going through the expense and process of getting the matter on the Annual Meeting Ballot.

Old Business

Brush Pile Surveillance & Internet Costs Install Update
Update on Pier Repair estimates

William Triplet Jr
Daniel Koplitz

Pier is in dire need of repair. Looking for material pricing and volunteers to help in the repair. A workday is to be scheduled as soon as weather permits. Volunteers will be needed.

Next meeting is Feb 25, 2023 @ 10:00am

Motion made to adjourn by William Triplet seconded by Aaron Friberg - Meeting Adjourned

INDIAN LAKE OWNERS ASSOCIATION

Bi-Monthly Board Meeting
March 4, 2023 @ 6:00 pm
(Rescheduled from February 25, 2023 at 10:00 am)

-Meeting Minutes-

Call to Order- 6:08 pm

President-Connie McDonald

Roll Call for Quorum -

President-Connie McDonald

Present were: Connie McDonald, William Triplet Jr., Tonya Boess, Aaron Friberg, Daniel Koplitz and Faythe Cernuch. Absent was: Jamie Simpson. Quorum established.

Meeting Minutes-

By-Monthly Meeting for February 25, 2023. Motion to except the minute made by William Triplet, Jr. and seconded by Aaron Friberg.

Financial Report-

Connie McDonald

Current Checking Account balance is \$39,991.51 and the Saving Account balance is \$16,619.43 and Pavilion Account balance is \$500.00. Motion to except the report by Aaron Friberg and seconded by William Triplet, Jr. Motion carried.

Committee Reports-

Architectural-

Christopher Robbins

Permit activity has slowed down from the frenzy of past months. A few permits have been granted for 50x100 lots with small custom homes and septic, but it is a real challenge to live in something so small. Please report any violations you see to me via email or text.

Lake and Fish-

Daniel Koplitz

Still looking for volunteers to help with the dock.

Roads and Parks-

Aaron Friberg

Regular brush pile maintenance is going okay – always need volunteers to monitor on 1st Saturday. Working with Commissioner Becket on Brush pile mulching; roads being repaired; annual clean-up and other projects.

Pool -

Faythe Cernuch

Trying to get estimates for taking care of the pool, Cynthia Prud'homme wants to try and get the pool clean. Bobby willing to help clean the pool until the pool opens.

New Business

Receipts and Membership Bands

Connie McDonald

The receipts will be getting mailed as soon as possible. The bands will be ready for purchase at \$5.00 per band as soon as they arrive.

New Projects/suggestions/current work load

Connie McDonald

We welcome all suggestions & projects. Please be prepared to do the work if you do have a suggestion; don't assume Board has time or means to do it.

Do the Right thing

Connie McDonald

The Board needs to lead by example – ie: keep your yards clean/mowed; behave in a responsible way; adhere to the speed limit etc.

Library Box

Cynthia Prudhomme

Wants to put a box with a door located at the pavilion. Herb Philips to help with the construction and installation. Motion to approve the box made by William Triplet, Jr. and seconded by Aaron Friberg. Motion carried.

Trout Spawning Season

William Triplet, Jr.

The fish are spawning and we need to pass a request to have all fish on a "Catch and Release Program" while they are spawning during the months of February through April. Project give to Daniel to come up with and post a sign.

Old Business

Update on Pier Repair estimates

Daniel Koplitz

No updates on the pier repairs. Going to put out a request for volunteers and/or material.

Next meeting is April 29, 2023 @ 10:00 am

Motion to adjourn the meeting made by William Triplet, Jr. and seconded by Aaron Friberg.

Meeting Adjourned at 7:30 pm

INDIAN LAKE OWNERS ASSOCIATION

P O Box 808 Smithville, TX 78957 (512)237-8500

May 13, 2023-6:00 P.M.

(rescheduled from 4/29/23 due to lack of quorum)

-MINUTES-

Call to Order- Time 6:08pm

President-Connie McDonald

Roll Call for Quorum -

Tonya Boess

Connie McDonald ✓ William Triplet Jr ✓ Tonya Boess ✓ Charlie Dammann ✓ Aaron Friberg **A w N** Daniel Koplitz **A w N**
Laura Cernuch **X w/o N**; Christopher Robbins – ACC ✓ (Absent w notification or Absent without notification)

Jamie Simpson & Faythe Cernuch were removed from the Board for excessive absenteeism. Charles Dammann was appointed by the President and board voted approval until the Annual Meeting Membership vote.

Meeting Minutes-

Tonya Boess

Bi-Monthly Meeting 03/04/23 Motion to approve – William Triplet Jr; 2nd by Charley Dammann; motion carried.

Financial Report-

Connie McDonald

Checking Balance: \$32646.98 Savings Balance: \$16651.71 Pavilion Acct: \$575.00
Motion to approve – William Triplet Jr; 2nd by Tonya Boess; motion carried.

Committee Reports-

Architectural-

Christopher Robbins

New fence permits under consideration on Tom Tom; See if attorney can investigate possible setback discrepancies between ILOA Restrictions Sec 7 & Sec 10?

Lake and Fish-

Daniel Koplitz (C McDonald)

Funding and volunteers needed for dock repairs.

Roads and Parks-

Aaron Friberg (C McDonald)

Annual Clean Up scheduled for May 27th – NEED VOLUNTEERS to help. Little Library will also open on the same day.

Pool -

Faythe Cernuch (C McDonald)

Pump not working; Waiting on Leslie's Pool to ascertain what is needed. William Triplet to investigate purchasing ionizer; vacuum delayed due to shipping issues; New pool cleaning & maint. company hired pending contract; Pool cover not feasible expense wise but less expensive option that might greatly reduce the off-season cleaning is a net; Christopher Robbins will get bids for new metal pavilion & Connie McDonald will get bids for metal carpools.

New Business

Receipts & Membership Bands

Connie McDonald

This is how the Swim Bands were initially set up; pay your dues and if you wanted to use the pool then purchase swim bands. We've simply expanded swim bands to Membership Bands (in 2021 THE Membership Bands are in and are \$5 ea or day passes are \$1 ea; Carlie Case agrees to look at financials to see if an annual audit can be done – if so, she will perform it; need volunteers for Nominating Committee for upcoming board elections at the Annual Mtg.

Old Business

Pier Repair estimates - No updates?

Daniel Koplitz

Next meeting is June 24, 2023 @ 6:00pm – at the pavilion – work schedules permitting, if not – then reschedule time & date will be broadcast.

Motion to adjourn – William Triplet Jr; 2nd by Tonya Boess.

Meeting Adjourned

Time 7:19pm

INDIAN LAKE OWNERS ASSOCIATION

Bi-Monthly Board Meeting

July 1, 2023 @ 600 pm

-Meeting Minutes-

Call to Order- 6:19 pm

President – Connie McDonald

Roll Call for Quorum -

President – Connie McDonald

Present were: Connie McDonald, Tonya Boess, Aaron Friberg, Daniel Koplitz, Jonathan Chapin and Christopher Robbins. Absent was: William Triplet, Jr. Quorum established.

Meeting Minutes-

Treasurer – Tonya Boess

By-Monthly Meeting for 04/29/23. Motion to except the minute made by Aaron Friberg and seconded by Tonya Boess – motion passed.

Financial Report-

President – Connie McDonald

Current Checking Account balance is \$17,153.17 and the Saving Account balance is \$16,619.43. Motion to except the report by Tonya Boess and seconded by Aaron Friberg.

Committee Reports-

Architectural-

Christopher Robbins

Permits have slowed by down. The houses that are being constructed on Chickasaw do meet the minimum square footage requirements.

Lake and Fish-

Daniel Koplitz

Daniel was informed of the insurance requirements about a Fire Extinguisher and Life Preserver at the dock.

Roads and Parks-

Aaron Friberg

He is contacting Clare about the cleanout/island. This needs to be budgeted with Clare. No update on the roads, but will be asking about the ditches.

Pool -

Jonathan Chapin

Jon was thanked for all of the work he put in getting the pool ready.

New Business

Annual Meeting moved to July 29, 2023 via vote Connie McDonald

Because of financial constraints we decided to have a simple Spaghetti Dinner. We need volunteers to help with preparing the dinner and setting it up before the meeting.

Bid for Pavilion Replacement

Christopher Robbins

Chris was going to send information about the Mueller Building Structure.

Proposal for Assessment & to Raise Dues

Connie McDonald

This needs to be added to the Agenda for the Annual Meeting. To address the needed moneys for the Pavilion Replacement and Raising the Dues \$100.00 a year. Motion to put this on the Agenda for the Annual Meeting. Motion to except made by Aaron Friberg, seconded by Tonya Boess, Daniel Koplitz – yes, Christopher Robbins – yes, Jonathan Chapin – yes MOTION - PASSED

Old Business

Bobby to go on the Agenda for Site Built Homes in Section III

The next meeting is the Annual ILOA Meeting on July 29, 2023 @ 10:00 am – at Zliss Hall on FM 153 in Winchester, TX.

Motion to adjourn the meeting made by Tonya Boess and seconded by Aaron Friberg.

Meeting Adjourned at 7:09 pm.

ILOA Workshop

8/3/2023

First National Bank Smithville Tx.

Members Present:

Mary Cox

John Keller

Cheri Newland

Christopher Robbins

Cyndee Wilson

Doug Watne

Phil Webb

Guest Present:

Tonya Boess

Doug Wilson

Carli Case

Terry McCanless

Mary Cox suggested the board re-visit the By-laws to remove the wording stating that ILOA is a Non-Profit Entity.

Suggested that Jane be used for end of year Tax filings and John Keller would handle the bookkeeping.

There was a discussion about the Board Email and the ILOA Members Email access.

Discussion to start a New Social Media Page (Tabled for now).

Check with existing Internet carrier about possible web-site availability.

John Keller to check out WordPress about web-site designing.

Clarify with Insurance Carrier to see if there is a requirement for Life Preserver and Fire Extinguisher to be installed at dock.

Replace metal trash can at dock with large Rubbermaid Trash Can on Wheels.

Check into re-installing a child proof lock on gate at pool.

Look into sending out new Property Violations.

Check Bulletin Board at Main Entrance to see if Deed Restrictions etc: are posted and legible.

Janis Vasek volunteered to review current Board Insurance Policy.

Discuss with Connie McDonald about releasing the current ILOA.org web-page.

Indian Lake Owners Association

Bi-Monthly Board Meeting
August 26, 2023 – 10:00 A.M.

First National Bank Meeting Room
200 West Main
Smithville, Texas 78957

- MEETING MINUTES

Call to Order – President Douglas Watne 10:02 AM

Roll Call for Quorum – Phil Webb

Doug, Phil, Mary, John, Christopher, Cheri, Cyndee. Absent Jonathan

Meeting Minutes – Mary Cox

No Meeting Minutes

Treasurer Report – John Keller

Checking Account - \$22,778.00

Savings Account - \$16,658.00

Discussion of previous years ending balances.

Motion made to approve report made by Mary, seconded by Cyndee

All approve. Motion Carries

Committee Reports

Architectural – Christopher Robbins

One permit issued for 167 Deer Run

Two new houses being built on Chickasaw.

Motion made to approve report made by John, seconded by Mary

All approve. Motion Carries

Lakes and Fish – Cheri Newland

Our lake is low as we all know. Praying for rain.

People keep throwing their trash around boat ramp. Have been cleaning it up every two days.

Enjoy our beautiful lake but please let's keep our trash in the trash can.

I ran into a couple fishing but did not live here nor did they have bands.
I explained our rules and they quickly left.
Motion made to approve report made by John, seconded by Mary
All approve. Motion Carries

Roads and Parks – Cyndee Wilson

Brush Area

<https://texaswildfirerisk.com>

Tx Wildfire Risk Explorer considers this location, low to moderate.

Thoughts about closing brush pile until the burn ban is lifted.

New Sign at Brush Area stating hours open, video monitored, action will be taken with violators.

Roads

The road work is complete there may be some turn radius areas missed. I will contact Bastrop County with his concern.

The island issue will be considered by the County Commissioners to be included in the FEMA Harvey-MIT MOD funding. If approved the funds would be available in the fall.

Mowing

The current contract expires Sep 20, 2023. This contract doesn't include the contractor be insured. I would like the board to review the new contract that includes insurance and give feedback. I have made some inquiries from local contractors and will be meeting with them to discuss the project. The bids will be submitted via the board email.

Brush Pile will be open the First Saturday of each month from 8AM until 12:00PM.

Motion made to approve report made by John, seconded by Mary

All approve. Motion Carries

Swimming Pool – Jonathan Chapin - absent, no report

Old Business

New Business

Introduction of new board members

Discussion of back/past dues

A letter will go to each past due member, outlining actions that will be taken to collect dues.

Need to increase the Resale Certificate Transfer Fee from \$75.00 to \$150.00 since by law we can charge up to \$375 for the 1st request and \$75 for any alterations.

Discussion with members and it was decided to raise the Resale Certificate fee to \$300.00.

Motion made to approve report made by Doug, seconded by Cyndee
All approve. Motion Carries

Wheeled trash cans for pavilion and fishing pier.

Will need 3 cans, discussion of locations and security for cans.
Doug will get prices for cans, chains, and locks
Motion made to approve report made by Doug, seconded by Phil
All approve. Motion Carries

The locks at the pool - push button locks plus they have internet/Bluetooth capabilities to monitor.

Doug will purchase electronic locks for pool and pump room.

Motion made to approve report made by Doug, seconded by Phil
All approve. Motion Carries

Mowing contract, Cyndee would like a copy please.
John provided a copy to Cyndee.

Insurance policy status, effective dates, renewal date, cost and coverage. D & O insurance?

Insurance policies are in place and cost over \$10,000.00 per year.

Repair swimming pool access door so that it automatically closes or replaced.

Discussion on repairs needed.

Some fencing poles around pool are rotted from the ground contact, replacements needed.

Discussion on repairs needed.

National Night Out – October 3, 2023

Discussion with members and it was decided to have it at Pavilion at 6:30 PM

Everyone brings a dish.

Meeting Adjourned 12:06 pm

Motion made to adjourn made by Doug, seconded by Mary

All approve. Motion Carries

Next Bi-Monthly Meeting – October 28, 2023

Deposit CD 5% for 7 month
Yahoo/Inbox

John Keller <terjon2@yahoo.com>

To: Cyndee Wilson, Douglas Watne, Mary Cox, Cheri Newland, Christopher Robbins and 1 more...

Fri, Sep 15 at 2:56 PM

I was at First National Bank in Smithville making a deposit today

They currently have a 7 month CD for 5% for \$10,000.00.

I do feel we should take advantage of this offer since it is only a 7 month term

Give me your thoughts,

John Keller

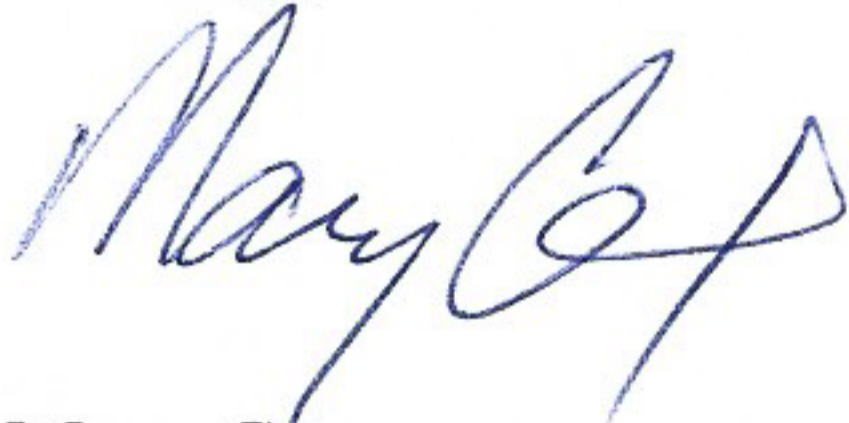


September 15, 2023

Meeting minutes from email meeting requested by John Keller to take money from ILOA's savings account, number 514398, to invest in a CD for Indian Lake HOA.

Motion made by John Keler – Seconded by Mary Cox

All Approve



Mary Cox
Secretary ILOA

Indian Lake Owners Association

Bi-Monthly Board Meeting
October 28, 2023 – 10:00 A.M.

First National Bank Meeting Room
200 West Main
Smithville, Texas 78957

- MEETING MINUTES -

Call to Order – President Douglas Watne

Call to order 10:02 AM

Roll Call for Quorum – Phil Webb

Doug, Phil, Mary, John, Chris, Cyndee, and Cheri Pool Position Vacant

Meeting Minutes – Mary Cox

August 26, 2023

Motion Made to Approve made by John Seconded by Cheri

All Approve Motion Carries

Treasurer Report – John Keller

Checking Account – \$27,904

Saving Account –\$6,692.

CD - \$10,000.00

Two years of Income Taxes have been filed (2021 & 2022); we may be looking at a late fee.

We opened a CD account to make some additional funds.

Committee Reports

Architectural – Christopher Robbins

- 4 permits issued since August
- 6 permits are pending

Ask to charge for new construction permits, discussion with board and members, It was suggested that \$150.00 per new building permit. Motion made by John, Seconded by Cyndee. All approved, motion carried.

Lakes and Fish – Cheri Newland

The bench is ready to be installed on the dam.

Looking at Stocking Lake this spring.

Motion made by John, Seconded by Cyndee. All approved motion were carried.

Roads and Parks – Cyndee Wilson

Looking for someone to do the mowing. Has multiple calls and emails in to Clara about removing the dirt pile and replacing gate across the spill way.

Motion made by John, Seconded by Cheri. All approved motion carried.

Swimming Pool – Vacant

Jonathan Chapin spoke about how the pool required daily work.

He will also submit a bid for doing the pool maintenance and mowing, combined.

The auto pool cleaners may take quite a bit of maintenance involving emptying them and having them get hung up or stuck.

Old Business

New Business

Doug Wilson demonstrated the new Indian Lake website. Thank you, Doug, for your hard work and continued work on this site.

Check it out at IndianLakeowners.net

Bonny Joplin volunteered to fill the vacant Pool position.

All board members approve. Motion Carried

December Meeting is the 30th. We can change the date to January 13, 2024.

Automatic Pool Cleaners approximately \$900.00 thru \$1700.00

Tabled until spring.

Establish rate for new building permits.

It was suggested that \$150.00 per new building permit. Motion made by John, Seconded by Cyndee. All approved motion were carried.

Critter savers for pool skimmers - need 3 approximately \$30.00 each.

Motion made by John, Seconded by Cheri. All approved motion were carried.

Pool Autofill is not keeping up to our leakage, may just need cleaning or another unit its 3 years old. approximately \$130.00

Tabled

Request from a community member: Cynthia Pudhome

Move the Conestoga wagon over by the barbeque and add a counter on one side. It would need repainting for adult use but could be used as a serving place like a chuck wagon and the bed of the wagon could hold coolers, etc. I was thinking Mr. Hector might pull it over with one of his tractors- I would ask him. The counter would just take 3 - 2x8s - 2 for the counter and one for a couple of braces and under pieces to join the top pieces. The previous board voted to move it to the entrance of IL but never did it and I think making it useful where it is would be better.

Motion made by Doug, Seconded by John. All approved motion were carried.

Have an ***Indian Lake Plant and Seed Exchange*** at the pavilion the first Saturday of February?

Have an ***Indian Lake Kite Fly on the Dam*** the first Saturday of March? Open to all IL residents. We could make some kind of contest for the longest flying or most unusual, etc. but just a group kite fly over the lake would be so fun and beautiful.

Next Bi-Monthly Meeting – January 13, 2024

October Report

October 28, 2023

Good Morning Indian Lake Owners!

Permitting activity has been slow these last few months

- 4 permits issued since August
 - 329 Big Bow - Trailer and septic
 - 445 Big Bow - Shed
 - 135 Peace Pipe - Custom home
 - 167 Deer Run - Custom home
- 6 permits are pending

Ongoing Challenges

- Realtor communications
 - Challenge - False information shared with potential buyers in real estate ads about what is allowed to be built on a single lot.
 - Mitigation - contacting realtors with the correct information

The Architectural Committee has an ongoing effort to contact realtors, utility companies and lot owners to make them aware of the ILOA community rules and set the right expectations.

Please call or text me if you have questions, or you see strange development activity in our community that should be addressed.

Christopher Robbins

Architectural Committee Chair

512-695-3740