

Indian Lake Owners Association

Bi-Monthly Board Meeting
January 22, 2022-10:00 A.M.
Pavilion

-MINUTES-

Call to Order 10:15a.m.- President-Connie McDonald

Roll Call for Quorum - President-Connie McDonald

Board members present-Connie McDonald, De'Andrea Vines, Aaron Friberg, Christopher Robbins and Doug Watne. A quorum was established.

Meeting Minutes- October 30, 2021-Secretary-De'Andrea Vines

Motion made to approve by Doug Watne, seconded by Christopher Robbins. Unanimous approval.

Financial Report- Treasurer position vacated by Priscilla Robbins.

Report unavailable as annual billing being transferred to Associa.

Committee Reports

Architectural- Christopher Robbins

Three permits recently issued by committee.

Lake and Fish- Doug Watne

Annual report distributed and discussed. TCEQ October 2020 Dam Inspection updates given for improvements and repairs as well as Emergency Action Plan development which is in progress. Doug Watne to obtain bids and costs for Mozambique Talapia and fishing pier repairs/replacement.

Motion made to approve report by Connie McDonald , seconded by Aaron Friberg. Unanimous approval.

Roads and Parks- Aaron Friberg

County right of way and signage improvements are delayed until contact with Bastrop County offices can be established. Committee has made many attempts. Some road signs have been replaced/installed since last meeting.

Pool-

Doug Watne

Board approved a vote via email 1/25/22-1/28/22 for immediate need for parts and labor to keep pool in working order. Increased cleanings to weekly with good result.

Old Business

General ILOA Updates

Connie McDonald

Treasurer (Connie McDonald acting) and Pool Committee Chair (Doug Watne acting) positions have been vacated.

Associa Updates

Connie McDonald

Associa representative, Adrian, present with report. He is working with our lawyer sorting through ILOA community documents and Bastrop County records to integrate and correct lot/parcel information to assure correct billing of residents.

ILOA Board members to be trained on new software and resident interface via Zoom by Associa.

New Business

Leaf Deterrent for Pool

Doug Watne

Included in approved vote in Pool Committee summary above.

Brush Pile Volunteer Shifts

Aaron Friberg

Aaron Friberg motions to open brush pile first Saturday of each month in order to transition away from on-call model for opening brush pile for residents as needed. Connie McDonald seconds. Motion carries.

Residents will show pool wrist band as proof of ILOA membership. Volunteers will take on 2 hour shifts to monitor for trash or tree dumping to begin 2/5/22.

Motion to adjourn made by Aaron Friberg at 11:30a.m., seconded by Christopher Robbins.

Meeting adjourned at 11:30a.m.

Next Bi-Monthly Meeting scheduled for 2/26/22 at 10:00 a.m. at Pavilion.

Indian Lake Owners Association

Bi-Monthly Board Meeting
March 12, 2022-10:00 A.M.
Pavilion

-MINUTES-

Call to Order at 10:05 a.m.- President-Connie McDonald

Roll Call for Quorum - President-Connie McDonald

Board members present-Connie McDonald, De’Andrea Vines, Christopher Robbins, Faythe Chernuck and Doug Watne. A quorum was established.

Meeting Minutes-January 22, 2022- Secretary-De’Andrea Vines

Motion made to approve by Faythe Cernuch, seconded by Christopher Robbins. Unanimous approval.

Financial Report- President-Connie McDonald

Next report will be available between this meeting and April 30th HOA meeting. Associa has reassigned our account to Natalie Lewis who is orienting to the property. The designated computer for ILOA is locked and this issue is being solved.

Committee Reports

Architectural- Christopher Robbins
Committee requests that ads giving false information for potential buyers to ILOA be reported directly to committee.

Lake and Fish- Doug Watne
Time is waived and official resignation is tendered in writing by Doug Watne.

Roads and Parks- Aaron Friberg
No updates.

Pool- Faythe Cernuch
Women’s toilet at pool needs new part. Pool cleaning company to be placed on Autopay. Faythe receives weekly photo of clean bathroom facilities.

New Business

General ILOA Updates

Connie McDonald

Associa Updates-New Manager Natalie Lewis is being oriented. TownSquare app to be made available soon to members as well as website updates. Goal to update all ILOA billing by end of March. ILOA members should direct all questions regarding HOA dues to Natalie Lewis.

Secretary Position - assistance *De'Andrea Vines taking over ILOA cell phone responsibility.*

Website Assistance-volunteer *Christopher Robbins will ask a neighbor with experience for assistance. Post for volunteer need to be made on website.*

Brush Pile Surveillance William Triplet, Jr.

Lake & Fish Costs: Tilapia & Pier William Triplet, Jr.
William Triplet, Jr. opened conversation regarding appropriate fish lake.

Pavilion July 4th Fundraiser Interest De'Andrea Vines
Drive thru or pool/pavilion fish fry is favorite option. Radio ad and presale of tickets to begin in June.

Pool: Faythe Cernuch
Pool opening date: *Soft opening 5/7/22 from 11:00a.m.-2:00p.m. Official opening 5/28/22 with hot dogs. Info on when and where to pick up bands for pool and lake use will be posted on website soon along with cost.*
Pool hours: *10:00a.m.-8:00p.m. Is a sign needed clarifying capacity?*
Pool furniture: *benches needed*
Restroom cleaning *discussed in committee report*

Old Business

Brush Pile Volunteer Shifts Aaron Friberg
Anyone wanting to volunteer please contact Aaron before the 1st Saturday of the month. Next brush pile day will be April 2nd. There will be dumpsters set up near the pavilion on April 2nd for the yearly neighborhood cleanup as well. Volunteers needed.

Lake: TCEQ Inspection - when is it scheduled for? *Tabled until later date*

Motion to adjourn made by William Triplet, Jr. at 11:00a.m., seconded by Christopher Robbins.
Meeting adjourned at 11:00a.m.

Next Bi-Monthly Meeting scheduled for 4/30/22 at 10:00 a.m. at Pavilion.

Indian Lake Owners Association

Bi-Monthly Board Meeting

June 25, 2022-8:00 A.M.

Pavilion

-Minutes-

Call to Order at 10:16a.m.- President-Connie McDonald

Roll Call for Quorum - President-Connie McDonald

Board members present-Connie McDonald, De'Andrea Vines, Aaron Friberg (via phone), Christopher Robbins and William Triplet Jr. A quorum was established.

Meeting Minutes- March 12, 2022-Secretary-De'Andrea Vines

Motion made to approve by William Triplet Jr, seconded by Christopher Robbins. Unanimous approval.

Financial Report- Treasurer – VACANT Position (President-Connie McDonald)

Motion made to approve by Christopher Robbins, seconded by William Triplet Jr. Unanimous approval.

Committee Reports

Architectural- Christopher Robbins, *Chair urges membership to text or email with concerns for this committee.*

Lake and Fish- Daniel Koplitz, *introduction of new member of the Board*

Roads and Parks- Aaron Friberg (via phone)

We are looking into a new contract for lawn service. In the meantime we'll use whomever we can find that does a good job and is affordable.

Member Brad asks for update on Roads and if committee can request the presence of Clara Beckett at annual meeting to enquire about previously allocated funds.

A survey of the spillway is being completed now.

We need to burn the brush pile when the next opportunity presents itself. Limited due to burn ban and dry conditions.

Pool - Faythe Cernuck

No update from Pool committee.

New Business

General ILOA Updates

Connie McDonald

1) Audit Committee-The current board and Associa are working together to reconcile the books for 2021. Discussion about what is available to audit and consensus is reached on auditing "Associa forward" at this time. Associa is compiling legally necessary 7 years of records. The previous bookkeeping laptop is still locked. Our attorney has sent several letters that have been refused requesting password info for laptop and access to paper documentation from Susan. William Triplett Jr states he has a connection to a person who can unlock the computer.

2) Call for Volunteers - The board is short 1 position at the moment – we need a Treasurer. No one in attendance steps forward to assume role.

3) By-Laws Changes

a) Remove Membership cards and put in membership bands, cards or receipts

SECTION 4. Membership shall be evidenced by such card, certificate or other writing as the Board of Directors shall authorize.

Change to: **SECTION 4.** Membership shall be evidenced by a card, receipt, band or etc., whatever is authorized by the Board *until a set method is determined*.

SECTION 2. Annual membership dues are assessed for the calendar year beginning January 1 and ending December 31 of each year. Dues are billed to members in early January and are payable within thirty days. Each household shall receive two (2) membership cards, additional cards will cost \$5.00 each.

Change to: **SECTION 2.** Annual membership dues are assessed for the calendar year beginning January 1 and ending December 31 of each year. Dues are billed to members in early January and are payable within thirty days. Each household shall receive two cards, band or etc., whatever is authorized by the Board until a set method is determined.

Motion made to approve by De'Andrea Vines, seconded by William Triplet Jr. Unanimous approval.

b) Meeting times changed to accommodate evening times when needed.

SECTION 4. The Board of Directors shall meet the last Saturday of each even month; to wit, February, April, June, August, October and December; June and August meeting begin at 8:00 a.m., February, April, October and December begin at 10:00 a.m. and continue until all business is accomplished. The President shall send or cause to have sent, a written notice to each Board Member at least ten (10) days in advance of each meeting, stating the meeting place, the date, the time, and new business to be covered.

Change to: **SECTION 4.** The Board of Directors shall meet the last Saturday of each even month; meeting times will be 10:00 am unless otherwise stated in notification of meetings. All meetings will continue until all business is accomplished. The President shall send or cause to have sent, a written notice to each Board Member at least **six (6)** days in advance of each meeting, stating the meeting place, the date, the time, and new business to be covered.

Motion made to approve by William Triplet Jr, seconded by De'Andrea Vines. Unanimous approval.

c) **ADD:**

ARTICLE NINE - POLICY STATEMENT

SECTION 12 No burning of household trash or ANYTHING allowed on personal lots except ~~natural~~ wooden materials, such as limbs and fire wood, that must be contained in a fire pit that prevents spread of fire.

Suggested additions: Barrel with cover allowed. List of prohibited items to include all petroleum products and feces.

Motion made to approve by William Triplet Jr, seconded by De'Andrea Vines. Unanimous approval.

Motion to change boat motor verbiage

Bobby Williamson

Motion made to approve by Aaron Friberg, seconded by William Triplet Jr. Unanimous approval.

Item will be added to packet for annual meeting and will be put to vote at the annual meeting.

Old Business

Brush Pile Surveillance

William Triplet Jr

Request for \$500-Two way talk cameras and dummy cameras to be placed first at the burn pile and pool along with SCT Broadband Wi-fi installation at the pavilion.

Internet Costs and set-up

William Triplet Jr

Cost wrapped into above request.

Pier Repairs

Tabled until later

Lake: TCEQ Inspection

William Triplet Jr

TCEQ last inspected dam in 2020. Inspection required every 5 years. Next in 2025. William to work with new Board member, Daniel Koplitz to develop a strategy for purchasing fish and monitoring dam.

Next Meeting will be the 2022 Annual Meeting on July 23, 2022 starting at 10:00am @ the pavilion or an air conditioned place if we can find one. Watch for updates to Annual Meeting time, date & location on ILOA website, Townsq app & marquis at entrance.

Indian Lake Owners Association

Bi-Monthly Board Meeting
September 3, 2022-10:00 A.M.
Pavilion
-Minutes -

Call to Order 10:14 A.M.- President-Connie McDonald

Roll Call for Quorum - President-Connie McDonald

Board members present-Connie McDonald, De’Andrea Vines, Aaron Friberg, Christopher Robbins and William Triplet Jr. A quorum was established.

Meeting Minutes- Secretary-De’Andrea Vines

6/25/22 Bi-Monthly meeting minutes-Christopher Robbins makes a motion to approve. Aaron Friberg seconds. Minutes approved.

Financial Report- President-Connie McDonald

Progress Report

Committee Reports-

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

New Business

By-Laws Changes Connie McDonald

ILOA By-Laws Violations Cynthia Prud'homme

Associa Contract Kenneth Cox

This member needs a receipt for dues paid. He has concerns over single signatures on legal documents. Inquires as to how legal fees are paid to Alex Valdes at Winstead Law firm in San Antonio. Requests “Exhibit A&B” from Associa Contract be made available to membership.

New Treasurer Introduction- Jamie Simpson Connie McDonald

Discussion-

Proposed deadline of one quarter for membership list.

Dues increase proposed due to 2/3rds increase in insurance rate for ILOA.

Old Business

Tabled - Brush Pile Surveillance & Internet Costs Install Update
Pier Repair estimates

William Triplet Jr
Daniel Koplitz

Motion to Adjourn made by De'Andrea Vines, William Triplet Jr.seconds. Meeting adjourned.

Next Bi-Monthly Mtg. will be October 29th at 10:00am at the pavilion unless otherwise noted.
Information and any changes will be posted on ILOA website, Townsq app & marquis at entrance.

INDIAN LAKE OWNERS ASSOCIATION

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

Bi-Monthly Board Meeting
October 29, 2022 - 10:00 a.m. - Pavilion
-Minutes-

Call to Order- 10:24am

President - Connie McDonald

Roll Call for Quorum -

Connie McDonald

Aaron Friberg and Connie McDonald present @ start of meeting. Large crowd of members - determined better to make meeting an informative session instead. Jamie Simpson arrived later. **A quorum was not established.**

Meeting Minutes-

- De'Andrea Vines has formally resigned from the position of ILOA Secretary via email.
Annual Meeting Minutes emailed to Board for review on 10/27/22.
- Tonya Boess volunteered for Secretary position – A quorum was not present - on 10/31/2022
the board voted unanimously in favor of accepting Tonya Boess as the Secretary via email vote.

Financial Report-

Connie McDonald

Committee Reports-

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

New Business

- General ILOA Updates Connie McDonald
INFORMATION SHARED WITH MEMBERS:
 - Termination of services by Associa as of 9/30/22
 - Lawn Mowing Contract – signed on Bobby Rowe
- Trash Service Idea Cynthia Prud'homme
Cynthia presented her idea to the members, and they gave her some feedback that she will pursue before presenting at official Bi-Monthly Meeting.

Old Business

- Brush Pile Surveillance & Internet Costs Install Update William Triplet Jr
- Pier Repair estimates Daniel Koplitz

Next meeting is Dec 31, 2022 @ 10:00am – Tentatively to be rescheduled for Jan 7, 2023.

Meeting Adjourned

Summary of Informal ILOA Discussion instead of 10/29/2022 Bi-Monthly Board Meeting (No Quorum)

The following comments were brought up by Connie regarding the issues and status of termination by Associa:

- Associa sent an email dated 9/27 stating that the ILOA was in breach of the mutual contract and they were terminating the contract as of the end of September. Their Town Square website would be shut down. They were terminating us because we would not give them access to our financial information which they had requested. Connie had taken them a hard drive from which to copy the data off, they did not agree to the data format.
 - Connie said that Associa may have sent a certified letter to the P O Box that she was unaware of which could not be found when she went to the Post Office (was probably returned after required time period had passed)
 - Michelle _____ from Associa's San Antonio office is their closeout officer and will not respond to Connie's voice mails
 - The Exhibit A portion of the contract contained a list of transactions that could be undertaken **once the board approved it** which has not occurred. The initial \$250 fee to set it up was approved as well as one property transfer fee of \$45 was charged to a new property owner by Associa.
 - Associa had contacted the ILOA attorney (Alex _____) twice without board permission and we have a \$3,700 bill as a result of the call(s). The two 7-hrs each billings were from Adrian (fired) then Natalie reviewing the Bylaws. Connie stated that she, our attorney, and Associa (have the name Lisa Polk written below my notes, don't know who this is) had already reviewed them when the contract began. Whenever we use the attorney, we have to pay legal fees up front and are at a lower negotiated rate, these billings are at the high rate.
 - Associa had opened a bank account at the 1st National Bank of Kemp and deposited \$5,000 (ILOA sent a check in this amount to open the account from which the \$700 set fee would be subtracted as well as expenses for the first quarter). The board has no access to this account and Associa will not instruct the bank to give us access.
 - The reason we needed a management company is that we can't get anyone on the board to enforce the violations.

Other comments not related to Associa:

- Annual audit – we need a bookkeeper that doesn't cost an arm and a leg to come in and straighten out the books
- De'Andrea Vines has formally resigned from the Secretary position (Tanya _____ has volunteered to take on the position, she has Quickbooks experience). Connie has been paying all of the associations' bills that have come in and is still using the database that Jane had set up. The ILOA's insurance cost has doubled since the last renewal
- The Association's funds are very low (checking \$12,700±, savings "still the same"); everyone's dues that have been paid to Associa (\$35K±) we do not have access to (question: Are these funds in the 1st National Bank of Kemp account???) . We have to pay the property taxes by January. May have to transfer funds from the savings to the checking account to cover expenses.
- A discussion on crime took place. The neighborhood watch was brought up. Connie reported that Mike _____ was the neighborhood watch captain but he is no longer able to do so.
- Connie stated that she manually updated all of the ownership data "all by herself". I told her that I did the same thing in August using the Appraisal District website interactive GIS map. She said that she goes to the County Clerks site before the Appraisal District as it is more timely. I stated that if she needed to do this again I would be willing to help her, she did not respond at all to my comment.
- Bobby Sullins (?) is now under contract for mowing services.