

# Indian Lake Owners Association

## Bi-Monthly Board Meeting January 13, 2024 – 10:00 A.M.

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

### - MEETING MINUTES -

#### Call to Order – President Douglas Watne

Meeting called to order at 10:02 AM

#### Roll Call for Quorum – Mary Cox

Cyndee, Doug, Chris, Bonnie, Cheri, John, Mary  
Phil Webb arrived late due to car trouble.

#### Meeting Minutes – Mary Cox

October 28, 2023

Motion to approve made by John and seconded by Cyndee. All approve motion carries.

#### Treasurer Report – John Keller

Checking account - \$38,722.00

Savings Account - \$6,600.00

Motion to approve made by Mary and seconded by Doug. All approve motion carries.

#### Committee Reports

##### Architectural – Christopher Robbins

4 to 6 permits have been issued and follow up on other issues found in the neighborhood.

##### Lakes and Fish – Cheri Newland

Cheri turned in her resignation effective immediately. Cheri will continue to volunteer for ILOA. John made the motion to accept her resignation and Mary seconded the motion. All approved, the motion carried.

##### Roads and Parks – Cyndee Wilson

Cyndee is still checking with companies to find a mowing contractor. She is trying to meet with the commissioner to put in our request for mulching machine, dumpsters for the cleanup, and

road repair. Discussion on renting a mulcher, log size, and brush pile size limit, diameter of tree trunks, and the possibility of talking with the fire department about using the brush pile as a training exercise to burn the pile.

#### Swimming Pool - Bonny Joplin

The three Critter Savers and the new net cover over the pool are working well, no animals recovered from skimmers and the net was easy to remove to get the leaves.

The 2023 swim (membership) bands will be used for 2024 as there is an abundance of them.

### **Old Business**

#### **Completed Projects**

A bench donated by Cheri Newland was set on top of the dam by the spillway.

Took a couple of old benches from the pool and set by the boat ramp.

Pool autofill not working properly, took apart found small rock obstructing flow removed rock put back in service, works fine now.

3 - Critter savers purchased, installed in skimmers. No frogs or toads have been found in the skimmers since installation.

Purchased board approved swimming pool net and installed. The net is working perfectly keeping leaves out of the skimmers.

Reprogrammed pumps to run from 8 am to 4 pm daily instead of 24/7. (electrical cost savings)

Moved the wagon over by the BBQ pit, removed boards, paint salvageable good boards. Waiting for good weather to paint and re-install. Removed play Tee Pee and small BBQ pit to assess if either are salvageable.

Inspected French drain on backside of the dam, found that roots have grown over the outlets plugging the drain lines from working properly. Removed roots and the French drain is back in service.

Chris Robbins offered to refurbish the old Indian Lake sign at the Y.

### **New Business**

Discussion of By-Laws and Restrictions.

Possible Formation of Committees to work on Restrictions (match with county) & Bylaws (compliance)

#### **Two committees were formed:**

**By-Laws committee consist of:** Doug Wilson, Phil Webb, Kenneth Cox, and Tonya Boess.

**Restrictions Committee Consist of:** Christoher Robbins, John Keller, and Bonny Joplin.

Mary made the motion to accept the two new committees, seconded by Doug Watne.

Talk about Newsletter and ask Members to join Website: indianlakeowners.net  
Add their emails so we can send out Invoices & Newsletter.

There was a discussion of Swim (Membership) Bands with Mary saying they needed to be sold to support the pool, Doug Watne disagreed and stated we needed to give two along with the Membership Cards. Mary disagreed. Matter tabled until later in the spring.

Sale of Indian Lake lots

Lot on Ute is Section 2 Lot 182 Price \$20-30K.

Lots at Old Storage shed location Section 2 Lot 501 (Park) Floods? May be unbuildable \$30K.

Lots at Entrance on Tejas Section1 Lots 20 & 21 Partial Drainage problem \$30K Both

**The selling of:**

Tejas Section1 Lots 20 & 21 and Section 2 Lot 501 had been put on hold until a later date.

Motion made by John and seconded by Phil. Motion carried. By majority vote.

**The selling of:**

Ute lot, Section 2 Lot 182 is to proceed with John Keller, ILOA Treasurer, to manage all sale proceedings.

Motion made by Bonny and seconded by Phil. All approve Motion carried.

Next By-Monthly Meeting- February 24,2024

Meeting date changed to March 2, 2024 due to bank meeting room not available.

Motion to Adjourn at 11:54AM made by Mary and Seconded by Bonny. All approve, motion carried.

**Indian Lake Owners Association**

**Bi-Monthly Board Meeting**

**March 2, 2024 – 10:00 A.M.**

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

**- MEETING MINUTES -**

**Call to Order** – President Douglas Watne 10:00 AM

**Roll Call for Quorum** – Phil Webb

Mary, Cyndee, Doug, Christopher, Bonny, John, and Phil

**Meeting Minutes** – Mary Cox

**January 13, 2024, Motion to approve made by Cyndee, Seconded by John. All approve, Motion carried.**

**Treasurer Report** – John Keller

**Checking has \$77,212.55.  
Savings Account \$6,661.59  
CD \$10,122.42**

Discussion of Possible use of funds to improve facilities.

Continuing to collect past dues from members.

**160 Members Paid 2024**

**82 Members Owe 2024 Only**

**18 Members Owe 2023 & 2024**

**28 Members Owe 2022, 2023& 2024**

**77 Members Owe more than \$600.00 (I feel these should have Liens on Them)**

**Motion to approve made by Doug, Seconded by Mary. All approve, Motion carried.**

## Committee Reports

### Architectural – Christopher Robbins

**Christopher applauded John Keller for a job well done on collections, he mentioned this time last year they were operating in the red.**

**No new permits issued, and discussed other issues in the neighborhood he was working on.**

### Lakes and Fish – Vacant but covered by Bonny Joplin

I completed and submitted the TCEQ Emergency Action Plan report as we were out of compliance.

1/22/2024 Doug W. And I completed the Dam inspection Report which is kept in our files and maintained for TCEQ possible review. This report is required annually.

1/24/24 submitted the W. U.R. (Water Usage Report)

1/30/2024 emailed ILOA Board required training Videos that are required by TCEQ.

Damowners academy on (You tube.)

Dam 101

Those who completed watching video are;

Cyndee Wilson

Bonny Joplin

Doug Watne

### Roads and Parks – Cyndee Wilson

Clean up will be March 16th.

**Cyndee discussed what could and could not be put in the dumpsters. A hazardous materials disposal occurs in Smithville and is coming up, you will need a voucher that can be obtained at the Bastrop County Tax Office.**

Information from the meeting with Clara.

**The County Commissioner, Clara Beckett will arrange for a couple of dumpsters for our Community Clean up. There was some road repair performed by the County, Clara will get the spillway gate included in the county budget.**

**She indicated that the County would mulch the brush pile once it gets large enough and ask that people dumping brush to go to the back of the pile to unload.**

Discussion and official vote on the mowing contract.

**See New Business**

### **Swimming Pool** - Bonny Joplin

Secure pool maintenance if no volunteers.

Install automatic locking door latch on swimming pool door to comply with Texas

Rules. **HEALTH AND SAFETY CODE CHAPTER 757. POOL YARD ENCLOSURES (texas.gov)**

Discuss purchase of automatic pool cleaner and installation of electrical outlet near pool for cleaner to operate.

**Motion made by Bonny, Seconded by John  
All Approve, motion carried.**

### **Old Business**

The Committees that were assigned in the January meeting to review Restrictions and By-Laws continue to work on them.

**Doug Wilson updated the board and meeting attendees on the progress of the By-Laws Committee's progress.**

**Christopher Robbins updated the board and meeting attendees on the progress of the Restrictions' Committee's progress.**

**There was a discussion on voting on the changes.**

### **New Business**

Need a Volunteer for the board

Donate \$1,000.00 to Smithville Fire Department

**Mary will write the check and deliver the donation.**

Insurance Discussion

**Will stay with the same company. Mary will talk to them about renewal of policies.**

Stock the lake with fish.

**Doug asks to stock the lake with:  
Largemouth Bass, Channel Cat, Coppernose Bluegill, Rosie Red  
Minnows, Bass Shiners and Triploid Carp**

**Total Cost \$3705.00**

**Motion made by Phil and Seconded by Cyndee. All Approve Motion  
Carried**

**Cyndee discussed the Mowing Contract and how she had sent out  
numerous inquiries to various Mowing Contractors and only one met  
the criteria required.**

**Mowing and edging \$600.00 per time as needed.**

**Shredding the Dam and Spillway \$800.00 per time, as needed**

**Motion to approve made by Bonny, Seconded by John.**

**All Approve, motion carried.**

**John asked to move \$20,000.00 from checking account into CDs.**

**Motion made by Bonny, Seconded by Doug.**

**All Approve, motion carried.**

June 22 meeting review changes to Restrictions and By-Laws

Next Meeting Date – April 27, 2024

Motion to Adjourn Meeting made by Doug, Seconded by Mary

Signed

Mary Cox, ILOA Secretary

## Indian Lake Owners Assn.

**Balance Sheet**

As of March 1, 2024

	<u>Mar 1, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1101 · Certificate of Deposit	10,122.42
1100 - First National Savings	6,661.59
1000 - First National Bank	<u>77,212.55</u>
<b>Total Checking/Savings</b>	93,996.56
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	<u>193,695.30</u>
<b>Total Accounts Receivable</b>	193,695.30
<b>Other Current Assets</b>	
1499 · 1800 - Undeposited Funds	<u>-150.00</u>
<b>Total Other Current Assets</b>	<u>-150.00</u>
<b>Total Current Assets</b>	287,541.86
<b>Fixed Assets</b>	
1600 - Mowers & Small Tools	650.00
1750 - Storage Buildings	3,200.00
1500 - Pool & Equipment	33,500.00
1300 - Land	<u>61,301.00</u>
<b>Total Fixed Assets</b>	<u>98,651.00</u>
<b>TOTAL ASSETS</b>	<b><u>386,192.86</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
3300 · Retained Earnings	306,562.26
Net Income	<u>79,630.60</u>
<b>Total Equity</b>	<u>386,192.86</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>386,192.86</u></b>



# Indian Lake Mowing Areas



**Mowing Areas**

Description

-  Mowing & Edging
-  Shredding

## ILOA 2023-24 MOWING BIDS

**STEVE SCHROEDER (707)948-6284**

[SCHROEDERMOWS@GMAIL.COM](mailto:SCHROEDERMOWS@GMAIL.COM)

8/25/2023 EMAILED CONTRACT AND MAP, no response

**AFFORDAPRO TREE SERVICE (512)718-1048**

They don't do this type of work. He gave number for Brent Hewitt Lawn

**PRO-CUT LAWNS SERVICE (512)227-5243**

WE ARE OUT OF SERVICE AREA

**BRENT HEWITT LAWN (512)284-7433**

Spoke with Brent they don't have the insurance

**REST EASY LAWN (512)409-1706**

Contacted, no return call

**TRUSCAPES LAWN CARE LLC (512)409-1706**

# OUT OF SERVICE

**ECOSYSTEMS LANDSCAPE SERVICES**

Thu, Nov 30, 2023 at 11:48 AM

We took a look at the size and location of the account and unfortunately we will not be able to support Indian Lake at this time. I appreciate the opportunity and please let me know if your landscape needs change in the future. Thanks so much!

Kim Goyette

**SULLINS LANSCAPE Matt Sullins 512-484-9426 [mattsullins.sllc@gmail.com](mailto:mattsullins.sllc@gmail.com)**

Jan 19, 2024 Sent map and contract. Bid returned sent to board members via email, bid accepted

---

REQUEST FOR PROPOSAL  
LAWN MAINTENANCE  
FOR THE 2023 - 24 SEASON

The attached bid specification is for the **Indian Lake Owners Association** located in **Bastrop County, TX**.

Please submit your proposal to Indian Lake Owners Association, P.O. Box 808, Smithville, TX 78957 or emailed to [iloaoffice78957@yahoo.com](mailto:iloaoffice78957@yahoo.com).

Should you have any questions concerning these specifications, you may contact Cyndee Wilson, Road and Park Chairman, at (979)236-8441 or email [iloaoffice78957@yahoo.com](mailto:iloaoffice78957@yahoo.com).

We believe this specification reflects the services and interests of Indian Lake Owners Association. It enables us to compare contractors on a fair and equitable basis. If there is any section in this specification that you feel needs improvement, we welcome your comments.

Except as otherwise stipulated herein, the contractor shall furnish all materials, tolls, equipment and labor necessary to complete the work described in this contract; further; it shall be the contractor's sole responsibility to make arrangements for all required material procurement, transportation, off-site storage and preparation.

#### 1. GENERAL STANDARDS

1.1 The contractor shall be familiar with the project premises and how the existing conditions will affect his work during the service term of this Agreement.

1.2 Throughout the term of the Agreement, contractor shall maintain at their sole expense the following minimum insurance limits:

1.2.1 A Workman's Compensation for Statutory Limits in compliance with the applicable State and Federal Laws and Employers Liability with a minimum limit of \$500,000.

1.2.2 Comprehensive General Liability including Contractors Protective covering the indemnification/hold harmless clause as set forth I paragraph 1.4 below and Broad Form Property Damage with no less than the following minimum limits:

\$1,000,000 any one occurrence combined for bodily and Personal Injury and Property Damage.

1.2.3 Automobile Liability including owned, non-owned and hired automobiles with no less than the following limits:

\$500,000 any one occurrence combined for Bodily and Personal Injury and Property Damage.

1.3 Insurance Certificates: Before starting work the Contractor shall furnish the Owner Certificates of Insurance signed by insurer acceptable to the Owner, indicating that the Owner will receive at least thirty (30) days prior written notice of cancellation or

modification of the insurance that may affect the Owner's interest. The contractor assumes the responsibility for securing Certificate of Insurance for his Subcontractors.

- 1.4 The contractor agrees to indemnify and hold harmless the Association, its officers, agents and employees, their heirs and assigns from loss, damage, liability or expense on account of damage to property and injuries, including death, to all persons, including the contractor's employees, arising or in any manner growing out of the performance of any work or supplying of any material under this contract, regardless of whether or not it is caused in any part by the act of or omission, whether negligent or not, of a party indemnified hereunder, and shall defend at its own expense any suits or other proceedings brought against the owner, its officers, agents and employees, or any of them, on account thereof and pay all expenses and satisfy all judgements which may be insured by or rendered against them or any of them connected therewith.
- 1.5 Contractor shall submit an invoice, including sections serviced and date of service to Indian Lake Owners Association, Road and Park Committee Chairman at [iloaoffice78957@yahoo.com](mailto:iloaoffice78957@yahoo.com) or P.O. Box 808, Smithville, TX 78957. Payment of services shall be within 10 days of invoice date.
- 1.6 All material and hardware to be supplied by the contractor, which is not specifically described herein, shall be of suitable construction, composition and quality to achieve their intended function within the landscape maintenance program. All personnel of the contractor shall be properly trained and licensed (if necessary) and shall always conduct work in a professional manner, while on community property.
- 1.7 The Indian Lake Owners Association reserves the right to accept or reject any item in this contract.
- 1.8 This contract may be terminated by the Indian Lake Owners Association with fifteen- (15) days written notice to the contractor.
- 1.9 The contractor agrees to include with the bid proposal a list of any work, which is intended to be performed by a subcontractor. All subcontractors shall require approval of the Indian Lake Owners Association.
- 1.10 This contract shall be awarded when executed by an authorized representative of the Indian Lake Owners Association on the enclosed bid forms. An original copy of this executed contract shall be forwarded to the successful bidder.

## **2. SCOPE OF WORK**

- 2.1 Furnish all labor, equipment and material necessary to complete the maintenance of turf and plantings as specified herein. The work to be completed, but not limited to, shall include

A. SCHEDULED SERVICES: mowing, edging and shredding.

**3. MOWING and EDGING**

3.1 Areas shall be mowed and edged a minimum of six times May thru September, as needed October thru April the Contractor and the authorized agent for the Association, to make necessary schedule changes. These changes will be scheduled a minimum of one week in advance The cutting height will be on average two and one-half (2-½) inches to three (3) inches.

3.2 Grass clippings, leaves or other debris will be swept and removed from all walkways.

3.3 Litter and debris on lawn areas will be removed prior to mowing.

**4. SHREDDING**

5.1 Section D shall be shredded once during May thru September and once October thru April or shall be adjusted, by prior consultation between the Contractor and the authorized agent for the Association, to make necessary schedule changes. The cutting-edge height will be on average six (6) inches.

Indian Lake Owners Association  
Lawn Maintenance 2023-24  
Contractor's Bid Sheet Page

PLEASE PRICE AS BROKEN DOWN BY SCOPE OF WORK SECTIONS:

Section	Cost/Operation
1. Mowing and Edging	\$ <u>\$600.00</u>
2. Shredding	\$ <u>\$800.00</u>

Proposal Submitted by: Matthew Sullins  
Please list any work that is subcontracted and the name of the subcontractor on back of bid form.

Signed: Matthew Sullins Title: Owner Date: 02/17/2024

ACCEPTED BY:  
Signed: Cyndee Wilson Title: Road and Park Chair Date: 02/17/2024

Indian Lake Owners Association's acceptance of this proposal is subject to all terms, conditions and activities as stated and this acceptance shall constitute and executed contract. These specifications shall govern as the contract and NO verbal conditions shall be accepted.

By signing this proposal Indian Lake Owners Association in no way, shape or form is agreeing to have any optional services performed, unless specifically stated in writing by the Parks and Road Chairman or other authorized agent for the Association. Any work performed on the approval of anyone other than that specified at the commencement of this contract, will be the sole responsibility of the contractor and not that of the Associations.

**Indian Lake Owners Association**  
**Bi-Monthly Board Meeting**  
**April 27, 2024 – 10:00 A.M.**  
**First National Bank Meeting Room**  
**200 West Main**  
**Smithville, Texas 78957**  
**- MEETING MINUTES -**

**Call to Order** – President Douglas Watne -- 10:03 AM

**Roll Call for Quorum** – Phil Webb

John Keller, Phil Webb, Douglas Watne, Bonny Joplin, Christopher Robbins, Cyndee Wilson, Mary Cox absent

**Meeting Minutes** – Mary Cox-absent

March 2, 2024

**Motion made by John Keller to accept, seconded by Phil Webb. All approve Motion carried.**

**Treasurer Report** – John Keller

**Checking Account - \$65,151.65**

**Savings Account - \$6,663,26**

**CDs \$30,289.0**

**Motion made by Bonny Joplin to accept, seconded by Cyndee Wilson. All approve Motion carried.**

**Phil Webb commended John Keller for his excellent job in the maintaining of the Financial Records, they are in prefect shape, collections going well.**

**Herb Phillips questioned the financial report on back dues, John discussed the progress he has made on collections.**

### **Committee Reports**

**Architectural** – Christopher Robbins

**Issued seven permits, all going well. Cynthia Prudhomme will be joining Chris on the Architectural Committee.**

**Lakes and Fish** – Vacant but covered by Bonny Joplin

**Bobby Williamson asked what type of fish were added to the lake, Douglas Watne gave the total count of fish added to lake by type.**

**Roads and Parks** – Cyndee Wilson

**Sullins has already mowed the lawn areas, the community looking good.**

**Cyndee has received bids for tree/stump removal, will be discussed in New Business.**

**Swimming Pool** - Bonny Joplin

**Bonny is working with Douglas Watne on the installation of new card readers for pool.**

### **Old Business**

Replacing the Indian teepee sign that is in dire need of replacement.

Volunteers who have committed to help are,

Chris

Bonny

Darrell

Larry



Paul

Liz

We need to coordinate and get more help to tear down and reconstruct the sign before it gets too hot.

**Refurbishing of the Tee Pee sign at the entrance. The Board set a budget of \$1,500 to refurbish the Tee Pee sign since it was discovered it would involve more work than originally discussed. Bonny Joplin made a motion to accept the bid and Phil Webb seconded the motion, all approved, motion carried.**

### New Business

I would like to see a walkway put on the pavilion side of the dam, it is difficult for older people and people with disabilities to get on the dam from that side.

**Doug Wilson stated that any walkways that would be installed needed to be ADA compliant, John Keller suggested the Board should install steps instead with a handrail. Douglas Watne suggested tabling the walkway/steps until the next bi-monthly meeting to get some ideas/bids first.**

Approval to open another \$40,000 in CD(s).

**The Board discussed opening another CD in the amount of \$40,000.**

**Motion made by Bonny Joplin to accept, and seconded by Douglas Watn, all approved, motion carried.**

Decision on when and for what level to put Liens on Accounts. (I Suggest any accounts 3+ years in arrears)

**John Keller suggested, and the Board discussed how many years should an account remain unpaid; it was determined Liens should be placed on any account that was 3 or more years in arrears.**

**Motion made by Douglas Watne to accept, seconded by Phil Webb, all approved, motion carried.**

Amount to charge for pool access cards. (I suggest \$25 for each Card and a \$25 replacement)

**After a lengthy discussion by the Board, it was decided that the members would receive a card with their paid membership, any replacement card would cost the member \$50.00 for a lost or damaged card, if card is malfunctioning the Board would determine what would constitute a replacement. Pool Cards must be requested by members and received in person.**

**Motion made by John Keller to accept, seconded Cyndee Wilson the motion, all approved, motion carried.**

Upgrade the Security camera system.

**Our current system has some cameras that are not working, the only access to view an activity report must be done at the pumphouse area, the system needs to be updated so that all cameras work, and any Board member can access the activity report via remote access by computer. John Keller took on the responsibility of getting information from different companies along with the cost for installation. John Keller will give an update at the next meeting.**

Discuss the chairperson openings for this year's annual meeting.

**Roads & Parks expiring in July 2024, John Keller to get complete list from Mary Cox.**

**Expiring Positions for 2024: Roads and Parks**

**Architectural Chairperson: Appointed each year.**

**Expiring Positions for 2025: Lake and Fish, Secretary, and Treasurer**

**Expiring Positions for 2026: President, Vice President, and Pool**

**Nominating Committee:** Douglas Watne asked attending members if they would like to serve on the upcoming Nominating Committee, he had three volunteers accept.

**Tonya Boess  
Cynthia Prudhomme  
Janis Vasek**

Give authorization for the by-laws committee to meet with a law firm that specializes in HOA law to confirm the rewrite of our current bylaws that they have been working on are in compliance with current state law.

**The Board approved for the committees to meet with an attorney's/paralegal's, budget was set at \$5,000,**

**Motion made by Douglas Watne to accept, and seconded by John Keller, all approved, by carried.**

Requesting battery leaf blower for maintaining concrete areas. \$150.00 or less

**Motion made by Cyndee Wilson to accept the cost of \$150, seconded by Bonny Joplin, all approved, motion carried. Mary Cox voted NO by proxy.**

Tetherball for recreation area \$150 or less

**Motion made by Douglas Watne to accept the cost of \$150, motion seconded by John Keller, all approved, motion carried. Mary Cox voted NO by proxy.**

Cedar tree removal along with seven stumps, two of them at the boat ramp, Cyndee is getting quotes.

**Cyndee Wilson presented bids for the tree/stump removal.**

**Sullins bid was \$2,000.**

**Taylor's bid was \$1,600.**

**Motion made by Cyndee Wilson to accept the bid by Taylor and seconded by Bonny Joplin, all approved, motion carried.**

**Cyndee Wilson will contact Taylor to set up a date for the trees/stumps removal. Mary Cox voted YES by proxy.**

Pool gate lock and card reader update\

**Douglas Watne stated he is having issues with getting updates from the contractor on time frame for completion, contractor keeps coming up with excuses, he will continue to work with them.**

Pool opening update.

**Bonny Joplin suggested a soft opening on May 18, 2024, to begin at 10:00 AM and end at 8:00 PM. Bonny wants the Grand Opening to be on May 27, 2024, at noon with Hamburgers and Hot Dogs and asks for members to provide any sides. The Board set a budget of \$200 for the food.**

**Motion made by John Keller to accept the cost, seconded by Douglas Watne, all approved, motion carried.**

**Cynthia Prudhomme offered to power wash the lawn furniture prior to the pool opening, Cynthia requested the Board purchase some seat cushions for the metal chairs at the pool. The Board said they would look into it.**

Teepee repair update and with request \$80 paint purchase

**Douglas Watne stated he has been working on the metal Tee Pee at his shop, he has been welding it back together and smoothing any sharp edges before returning it back to the pavilion area, Doug is requesting an \$80 budget be set to buy the paint for the Tee Pee and then have Heather Nobles paint the Tee Pee and pay her \$150 for her service. Motion made**

**by John Keller to accept the cost, seconded by Douglas Watne, all approved, motion carried.**

Committee member for pool or lake and fish along with volunteer request needed.

**Adron Eyhorn will join the Board for Lakes & Fish, Larry Eyhorn will serve on the committee.**

**Motion made by Bonny Joplin to accept, and seconded John Keller the, all approved, motion carried.**

Pool chemical and cleaning maintenance

**Bonny Joplin and Douglas Watne to check with some pool companies on the cost of a maintenance contract and will follow up with the board on their findings.**

**John Keller will get with Issac Vasquez on the following he has said he can assist the Board with:**

**Repair the fishing pier with new boards.**

**Installing a floating dock/platform for the lake**

**Installing steps/walkway at the Dam area requested by Phil Webb**

**Painting a mural on the basketball court, John is to receive the mural drawing from Issac and submit the drawing to the Board Members for approval.**

**Bobby Williamson requested a sign be placed at the boat ramp stating NO GAS ENGINES on LAKE, Bonny Joplin will discuss this with Adron Eyhorn on his suggestions for a sign.**

Swimming pool pole replacements – 2 or 3 plus concrete Smith Supply \$-?

**To replace some poles and concrete around the pool area. Douglas Watne stated it would cost around \$200.**

**Motion made by Cyndee Wilson to accept, Bonny Joplin seconded the motion, all approve, motion carried.**

Fish stocking update.

**Done**

Fishing pier needs help, support boards falling off into water.

**The fishing pier needs to be repaired/replaced, boards falling off. Cynthia Prudhomme suggested installing a floating pier, but the Board told her it was too costly.**

**Waiting for repair bids. Tabled for now.**

Deed Restrictions and Bylaws update and review.

Done

Next Meeting Date June 22, 2024

**Meeting adjourned at 12:06 PM.**

**Motion made by John Keller, seconded by Bonny Joplin, all approved, motion carried.**

**Mary Cox**

**ILOA Secretary**

**Indian Lake Owners Association**  
**Bi-Monthly Board Meeting**  
**June 22, 2024 – 10:00 A.M.**  
**First National Bank Meeting Room**  
**200 West Main**  
**Smithville, Texas 78957**  
**- MEETING MINUTES -**

**Call to Order** – President Douglas Watne – 10:00 AM

**Roll Call for Quorum** – Phil Webb

John, Phil, Douglas, Bonny, Christopher, Mary, Adron – Present  
Cyndee - Absent

**Meeting Minutes** – Mary Cox

**April 22, 2024,**

**Motion to Approve made by John and seconded by Bonny. All Approved Motion carried.**

**Treasurer Report** – John Keller

**Checking Account - \$28,822.00**

**Savings Account - \$6,663.00**

**CDs - \$70,000.00**

**Motion to approve made by Bonny, seconded by Mary. All approved, motion carried.**

**John sent 47 letters to inform the property owners that liens were going to be placed on their property due to nonpayment of dues.**

**Carlie Case asked if there was a Year to Date on the Financial report, John said he could do one.**

**Carle Case asked if the Board was going to write off all past dues in excess of 4 or more years, John stated he would eventually do that, but he was continuing to hunt these past due members down and was receiving some money from them.**

**Cynthia Prudhomme asked about the County selling these properties that were excessively past due and if so, couldn't we still receive the money from the County. Mary Cox explained to Cynthia how the process worked with the County selling the property and we may or may not ever receive any money due to the association.**

### **Committee Repo**

#### **Architectural** – Christopher Robbins

**No permits have been issued since last Board Meeting.**

#### **Lakes and Fish** – Adron Eyhorn

**The lake is in good shape and full.**

#### **Roads and Parks** – Cyndee Wilson

**Two trees and seven stumps were removed from the park and brush pile and boat ramp areas.**

#### **Swimming Pool** - Bonny Joplin

**The pool is doing great, staying very clean, Bonnie found a Pool person to clean the pool each Tuesday and that pool person is doing a fantastic job, No complaints. Bonnie has taken on the responsibility of searching for contractors that can perform some repairs to the pool deck.**

#### **Old Business**

**Pool gate lock and card reader update:**

**Douglas Watne gave update on the progress of the pool gate electronic reader, he has reached out to the contractor several times and has not received anything back, John Keller has tried contacting them with no results, Bonnie Joplin has reached out to them several times also with no results. Douglas has contacted another contractor (Butler) for a quote to complete the project, they gave a bid of \$6,500, Douglas Watne told them that was too high for what needs to be completed.**

**Bonnie Joplin will take on the responsibility of finding another contractor that can complete the project.**



Fishing pier needs help, support boards falling off into water.

**Adron Eyhorn will look into getting the fishing pier fixed, he will look into what materials are needed and what the cost would be. Larry Eyhorn suggested using angle iron around the fishing pier to better support the structure.**

**Bobby Williamson asked the Board if they could request a special assessment from the members to help in getting projects completed around the neighborhood like has been done in the past, the Board disagreed with that request at this time.**

New Security Camera System at Pool.

**John Keller reported that he has gotten some pricing for replacing the entire security system at the pool location, a decision was made by the Board to proceed forward with getting the security system replaced, a budget of \$2,000 was set, Mary Cox made a motion to accept, Douglas Watne seconded the motion, all approved, the motion carried.**

### New Business

Two new computers for the Treasurer and Secretary. Current computers are 6 years and 9 years old.

**The Board discussed purchasing two (2) new computers (laptops) one for the Secretary & one for the Treasurer, motion by Mary Cox to accept, seconded by Douglas Watne, budget of \$6,000 was set. All approved, the motion carried.**

Current version of QuickBooks Software.

**The Board also agreed to purchase new QuickBooks software, current software is outdated, John Keller is looking into companies that distribute to Non-Profit organizations at highly reduced prices, all approved, motion carried.**

**The Board also discussed assuming the ownership of the website cost and any other data included that keeps the current ILOA website running and operating on-line from Doug Wilson.**

Status of Board Member search.

**Tonya reported on the search for new board members to join the board, she has had very little success in finding any nominees to accept.**

Status of Deed Restrictions and Bylaws.

**Douglas Wilson gave an update on the progress of the Restrictions and the By-Laws; he and John Keller are still waiting for a response back from the Attorneys to answer the questions they have provided to them for review. The Board needs to get answers from the Attorneys before the annual meeting packets are sent out to the members. Doug Wilson and John Keller are trying to schedule a final meeting with the Attorneys to answer any questions that have been asked.**

**The Board voted to go ahead and accept the findings from the committee members and send the Restrictions and By-Laws out to all members as is, we are running out of time. All Board members present agreed to move forward with this.**

**Mary Cox stated the Annual Meeting in July will be held at the First National Bank meeting room, the Board will supply the meat (BBQ) and will ask members to provide additional dishes for the meeting. The Board set a budget of \$500 for food.**

Meeting adjourned at 11:54 Am

Motion made by Douglas Watne, seconded by Mary Cox, all approved, motion carried.

Annual Meeting July 27, 2024

Next Meeting Date August 31, 2024

Indian Lake Owner's Association  
Emergency Board Meeting  
Tuesday, July 16, 2024 – 6:00 PM  
Virtual Zoom Meeting ID: 873 9468 2260  
Passcode: 0wZ5ZY

## Meeting Minutes

**Call to Order** 6:00 PM

### Roll Call

<input type="checkbox"/> President	Douglas Watne	<input type="checkbox"/> Lakes and Fish Committee	Adron Eyhorn
<input type="checkbox"/> Vice President	Vacant	<input type="checkbox"/> Parks and Roads Committee	Vacant
<input type="checkbox"/> Secretary	Vacant	<input type="checkbox"/> Pool Committee Chairman	Bonny-Lynn Joplin
<input type="checkbox"/> Treasurer	John Keller		

**Douglas Watne, John Keller, Adron Eyhorn and Bonny-Lynn Joplin – All Present – Quorum requirement met.**

### New Business

1. Consider and Appoint Members to the Board

- Letters of resignation have been submitted by former Parks and Roads Committee Chairman Cyndee Wilson (effective 07/05/2024), former Vice President Phil Webb (effective 07/15/2024) and former Secretary Mary Cox (effective 07/15/2024). **A motion to except the resignations of Cyndee Wilson, Phil Webb and Mary Cox was made by Douglas Watne and seconded by John Keller. All approved, motion carried.**
- The current Indian Lake Owners' Association Bylaws, under Article Three, Section 5 reads as follows: *A Director unable to fill his term of office for any reason shall be replaced by recommendation of the President and approved by a majority vote of the Board members. Name of the replacement Board member will then be submitted to Association members for final vote of approval during the next Annual business meeting to fill an unexpired term. A Director that is found to be unsuited to serve on the Board for reasons given in Section 3, and listed under items 1, 2, or 3, will be required to resign by recommendation of the President and/or Board members and approved by AYE vote of a majority of Board members. His vacancy to be filled as outlined above. President of the board may appoint a replacement to fill a seat after three unauthorized absences, following the above formula.*
- In accordance with the Call to Arms Notice posted on the ILOA website as well as emailed to all members that have provided an email to the Association, the following three ILOA members have submitted, by the 07/12/2024 deadline, their names for consideration as candidates for the ILOA Board of Directors:
  - Tonya Boess – 104 Big Bow
  - Michael Segura – 329 Big Bow
  - Doug Wilson – 426 Big Bow

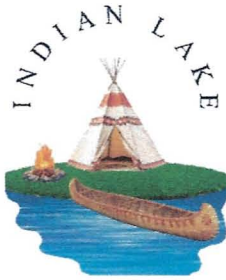
**A motion to approve the nominations of Tonya Boess, Michael Segura and Doug Wilson was made Bonny-Lynn Joplin and seconded by John Keller. All approved, motion carried.**

2. Entertain individual motions from current board members to appoint a candidate to one of each of the following vacant positions until a final vote of approval at the next annual business meeting:

- ☐ Vice President                      Doug Wilson – agreed to accept the position.
- ☐ Secretary                              Tonya Boess – agreed to accept the position.
- ☐ Parks & Roads Committee      Michael Segura – agreed to accept the position.

**A motion to approve Tonya Boess – Secretary, Michael Segura – Parks and Roads and Doug Wilson – Vice President, into these positions was made Bonny-Lynn Joplin and seconded by Douglas Watne. All approved, motion carried. By approving this motion, it is agreed that Mary Cox be removed from the ILOA checking account (517177) and the saving account (514398) and that Tonya Boess be added to the ILOA checking account (517177) and the savings account (514398).**

Meeting adjourned at 6:06 PM.



## Indian Lake Owners' Association **Bi-Monthly Board Meeting**

August 31, 2024 – 10:00 am  
First National Bank Meeting Room  
200 West Main, Smithville, TX 78957

### **MINUTES**

**Call to Order** – President Douglas Watne at 10:00 am

**Roll Call for Quorum** – Vice President Doug Wilson

Tonya Boess, John Keller, Douglas Watne, Adron Eyhorn, Bonnie Joplin, Doug Wilson and Michael Segura called in Via phone conversation.

**Secretary** – Tonya Boess

A motion was made by Doug Wilson and seconded by John Keller to accept the minutes of the 07/22/2024 Bi-Monthly Board Meeting as well as the 07/16/2024 Emergency Board Meeting as written. All approved and the motion carried.

**Treasurer Report** – John Keller

Financial Report attached.

Checking - \$22,769.49

Savings - \$6,664.92

CD #1 - \$10,289.06

CD #2 - \$20,247.52

CD #3 - \$20,000.00

CD #4 - \$20,000.00

### **Committee Reports**

**Lakes and Fish** – Adron Eyhorn

Adron talked about the need to repair the dock, he's done a visual inspection and noted that the guard railings need repaired/replaced. He is going to work up an estimate of what it will cost. Douglas Watne said that he would work with Adron on the guard railings and working up the estimate. But that they should wait until the water recedes before they do the inspection and estimate on the poles that are underwater, they seem to be in good shape.

Michael Segura asked if there were any potential liabilities before the dock repairs were made. Douglas and Adron assured him there were none at this time.

**Roads and Parks** – Michael Segura

Michael calling in via phone, stated that there was nothing to report at this time.

**Swimming Pool** – Bonny Joplin

Bonny reported that the pool looks great and has been being used quite a bit. She also let us know that she has two (2) new volunteers to help with the pool committee, James Spell and Darryl Brisette have joined the team. Bonny is looking for an estimate for the repair or replace the pool decking that is in disrepair.

## **Architectural** – Cynthia Prudhomme

Cynthia reported that only two construction related permits were issued last month: a singlewide manufactured home is being placed (perpendicular to the street) on the property at 433 Big Bow and 112 Chickasaw needs to be skirted. Detailed information sheet attached.

Cynthia pleaded with the Board for a Violation Policy to help clean up the neighborhood. She was informed that the Board was working on it with the attorney.

## **Old Business Items**

Karen Williams was recognized and wanted to comment on what she considered to be disrespectful treatment of the Pool Committee Chairman by the President in closing the pool for 1 ½-weeks in attempts to remove to black algae accumulation. The somewhat heated discussion included comments by Ms. Williams regarding again what she considered to be improper posts on the Indian Lake Smithville Texas Facebook page. This prompted Doug Wilson to respond with the fact that the Facebook page was not created by, nor is maintained by, the Indian Lake Owners' Association but rather a group of residents that live in Indian Lake. Ms. Williams elaborated then asked for an apology from the President. Mr. Wilson responded that the page states that *"The group is for the Indian Lake residence. A page to voice their opinion without being judge(d), deleted or blocked."* and that the Board Members should be held to no higher standards than anyone else posting on the webpage.

President Douglas Watne then stated that he had received a complaint from a resident regarding the black algae accumulation and possible e-coli contamination and made an executive decision as President of the Board of Directors to close the pool until it was eradicated. He and his grandson worked daily scrubbing the accumulation, treating it with various chemicals, until such time that the test results came back negative. While he met with much hostile resistance, he still stands by his decision. Additional discussion followed regarding test results, the list of chemicals used to treat it, and purchases of equipment. Other association members in attendance requested that we end this discussion and move on with the remainder of the agenda.

## **New Business Items**

The Board discussed appointing a single board member to act as liaison with the attorney firm of Roberts Markel Weinberg Butler Hailey (RMWBH PC). John Keller made a motion to appoint Doug Wilson as the liaison, which was seconded by Bonny Joplin. The vote was unanimous in favor of the motion.

The Board discussed moving the date of the December Bi-Monthly meeting to December 14th if the date is available at the bank. No vote was taken as it would be addressed at the next board meeting once availability was confirmed.

The Board discussed the 2024 closing date for the community pool. A motion was made by Bonny Joplin and seconded by John Kellar that the pool will be closed on September 30th. The vote was unanimous in favor and the motion passed.

The Board discussed procedures to have items included on a meeting agenda. Secretary Tonya Boess stated that in order to allow time for the creation of a draft agenda that items needed to be submitted to her a minimum of two weeks prior to the meeting date. This would allow time for board member to comment on any changes needed to the agenda as well as posting the final version 144 hours (6 days) prior to the date that the meeting is to be held to meet legal requirements. Ms. Boess further reported that Indian Lake Owners' Association members would be able to complete a form (that is being developed) and submit it to her prior to a meeting at which they would be granted up to 5 minutes to address their comments and concerns to the Board. No action can be voted on at the meeting that the board was addressed as a decision would need to be made as to whether it would be considered at the next board meeting and placed on the agenda so that all ILOA membership would be aware of the item and can therefore decide to attend the meeting or not. A motion was made by Bonny Joplin and seconded by John Keller with a unanimous vote in favor of accepting the new process and the motion passed.

Douglas Watne began a discussion recommending the purchase of two Water Saving Time Delay Faucets to be installed one each in the swimming pool restrooms to prevent the recurring problem of people leaving the water running which last month resulted in a \$1,000+ monthly water bill. He also recommended the purchase of a tool kit to remain at the pool for use in making repairs without the need to run home and get tools. The total cost of all three items combined was less than \$100. A motion was made by John Keller and seconded by Doug Wilson to approve the purchase of the items. The vote was unanimous in favor and the motion passed.

### **Adjourn Meeting**

There was a motion to adjourn made by Bonnie Joplin and seconded by Doug Wilson. All approved and the meeting was adjourned at 11:28 am.

### **Next Regular Bi-Monthly Meeting – October 26, 2024**



Indian Lake Owners' Association  
**Bi-Monthly Board Meeting**

October 26, 2024 – 10:00 am  
First National Bank Meeting Room  
200 West Main, Smithville, TX 78957

## MINUTES

### **Call to Order** – President Doug Wilson at 10:00 am

Sitting in for President Douglas Watne (which is currently in the hospital)

### **Roll Call for Quorum** – Vice President Doug Wilson

Tonya Boess, John Keller, Doug Wilson, Bonnie Joplin and Michael Segura present. Douglas Watne and Adron Eyhorn absent. Quorum requirements met. Doug Wilson explained the absence of Douglas Watne. Doug Wilson let everyone know that he is still in the Rehabilitation Center with hopes of being released within the next two (2) weeks.

### **Secretary** – Tonya Boess

A motion was made by Bonny Joplin and seconded by Doug Wilson to accept the minutes of the August 31, 2024 Bi-Monthly Board Meeting as written. All approved and motion carried.

### **Treasurer Report** – John Keller

Financial Report attached.

**Checking - \$33,710.04**  
**CD #2 - \$20,498.10**

**Savings - \$666.60**  
**CD #3 - \$20,239.45**

**CD #1 - \$10,501.69**  
**CD #4 - \$26,413.31**

Doug Wilson spoke about the meeting with the County Tax Office. He explained about how to go about recouping moneys owed for back dues, etc. to ILOA through the sale of the property, foreclosures and sheriff sales.

Doug Wilson spoke about the information he found out on the Brush Pile. He spoke to the County Engineer as well as a fire marshal about the possibility of burning the pile rather than having to wait until we have enough accumulation that the County would bring out woodchippers at their convenience (right now the brush pile contains an accumulation of almost two (2) years' worth). The Bastrop County Engineer stated that since ILOA owns the property, there are no State or Federal rules that would prevent us from burning as long as there isn't a Burn Ban in place.

### **Committee Reports**

#### **Lakes and Fish** – Adron Eyhorn

Adron Eyhorn was not present. No report available.

#### **Roads and Parks** – Michael Segura

Michael Segura went over what had been going on with the mowing. He left messages with Matt Sullins of Sullins Landscaping, our current contractual mowing firm about mowing. Based on time and the complaints from the community, he hired another mower for the same price to mow the entrance, pavilion and park areas. We need to get a different contract to mow the backside of the dam and the brush pile area.



## **Swimming Pool – Bonny Joplin**

Bonny Joplin stated that the water leak outside of the pool was fixed by Patrick McPherson, the skimmer leak was fixed by James Spell. Bonny Joplin asked for volunteers to meet at the pool on Sunday 10-27-24 at 1:00 pm to help place the pool cover over the pool and help with storing the pool furniture in the bathrooms.

## **Architectural – Christopher Robbins**

Christopher Robbins said that they had issued three (3) permits this month. There was a discussion about the mobile home that was moved in on Yuchi and Big Bow without county permits or ILOA permits. The county has been informed.

John Keller went over how the nuisance law works with the county and how to use the form that was acquired from them. Doug Wilson explained what was found out from the meeting with the county about the issues we are having. There were 20 violation letters sent out to members concerning skirting of the homes and junk cars on the property with very good results.

There were notices sent to members that have abandon mobiles that are uninhabitable and an eyesore in the community. There was also a discussion about the burned house at 133 Tejas, there have been several letters sent to the owners with no results. The county says that there isn't anything they can do since the house is boarded up and no one can enter the property.

The discussion about the Morizot property on Big Bow and the vagrants living in the container boxes on the property. They are working hard on this issue.

Carlie Case asked about the property owned by Delores Vasquez and why there is a letters A and B on the front of the house. John Keller said he had been in the property while it was being built and it was set up to be two (2) different residences, but wasn't sure what the owner is planning on doing with the property. He thought the mother was going to live in one side and the son in the other.

## **Old Business Items**

Tonya Boess reported the date of December 14, 2024 is available for our next meeting. Doug Wilson made a motion to move the December 28, 2024 meeting to December 14, 2024 and was seconded by Tonya Boess. All approved and motion carried.

## **New Business Items**

Doug Wilson talked about the new law passed in 2022 that is effective this year, that requires the Indian Lake Owners' Association to file a BOI (Beneficial Owners Information) report with the FBI FinCEN department by January 1, 2025. This will be a requirement for all future board member to either provide their name, mailing address and a scanned photographic document (either a driver's license or passport) OR they can submit the same information and receive a FinCEN number that can be used in the report instead of their personal information. Failure of an individual board member to either provide the information or to obtain a FinCEN number can result in fines up to \$500.00 per day after the January 1, 2025 submission deadline. A board member who refuses to provide the information or obtain the FinCEN ID after being made aware of the requirement, thus preventing the Indian Lake Owners' Association from being able to submit the BOI report, could possibly face jail time of up to two (2) years.

Doug Wilson gave an update on the progress of the Procedural Manual for ILOA. This is still a work in progress.

Bonny Joplin discussed the issue with the pool filters and the need to get the filter media replaced, since it hasn't been replaced for more than 10 years. Bonny Joplin received a quote from Mirage Pools (our current pool contractor) for \$1,445.40 to change out the filter media from the old sand to a new crushed glass media and check for any additional leaks. Doug Wilson made a motion to accept the bid and John Keller seconded. All approved, motion carried.

A property owner from the audience inquired as to whether or not repairs to the concrete pool decking were being obtained. Bonny Joplin stated that she is working on getting the quotes for this project.

The Architectural Control Committee volunteered to take over the responsibility of coordinating the annual clean-up day and increasing it to twice per year, once in the spring and another in the fall. Roads & Parks Committee Chairman Michael Segura asked for volunteers to assist him with the Annual Clean-Up. Cynthia Prudhomme volunteered to work with Michael Segura on this project.

**Executive Session** – Doug Wilson announced that, in accordance with what was posted on the agenda, the Board would be going into a closed executive session at 10:51 am to discuss correspondence received from the Association’s attorney. The Board returned at 11:46 am and announced that there was no action to be taken as a result of the executive session.

The attending members were not happy at the time spent waiting on the executive session.

Doug Wilson explained that the members were not required to stay.

### **Adjourn Meeting**

A motion was made by Bonny Joplin and seconded by Doug Wilson to adjourn the meeting. All approved and the meeting was adjourned at 11:47 am.

### **Next Regular Bi-Monthly Meeting** – December 14, 2024