



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

February 22, 2025 – 10:00 am  
First National Bank Meeting Room  
200 West Main, Smithville, TX 78957

### **MINUTES**

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

Sitting in for the vacant president's position.

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

Doug Wilson, Tonya Boess, John Keller, Adron Eyhorn, Michael Segura all present.  
Bonnie Joplin absent.

#### **Secretary** – Tonya Boess

A motion was made by Michael Segura and seconded by John Keller to accept the minutes of December 14, 2024 Bi-Monthly Board Meeting as written. All approved and the motion carried.

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

Financial Report attached.

Checking - \$69,443.48

Savings - \$771.90

CD #1 - \$10,501.69

CD #2 - \$20,508.82

CD #3 - \$20,481.77

CD #4 - \$26,413.31

John discussed the online payment plan process and how it was going. We have had a good turnout for the on-line payment process.

#### **Committee Reports**

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

Adron is in the process of receiving quotes for the Electrofishing Survey. Patrick McPherson made a request that the members be notified when the Electrofishing Survey is going to be done. There are several people that fish the lake regularly that would like to participate, if possible. Bobby Williamson offered his assistance in getting some of the bigger catfish out of the lake. We are still waiting for the Dam Survey to be completed. Doug Wilson reminded us that we have the Dam inspection this October and we need to be ready for that.

Doug Wilson suggested that when the Fishing Dock is re-done that a plaque be placed on the dock in honor of Douglas Watne.

Christopher Robbins suggested to halt any excessive spending until the Dam Inspection is complete.

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

Michael has been checking around trying to get quotes for our mowing service. Doug Wilson gave him another contact to reach out to.

Michael has someone to assist with the Spring Clean-up that has a dumping trailer, but would charge \$800.00 for his services. This expenditure was not approved. Patrick McPherson volunteered to reach out to the members living in the community that have the

equipment to help with the clean-up to see if they would volunteer their services and equipment for the Spring Clean-up.

### **Swimming Pool – Bonny Joplin**

John Keller gave the pool report for Bonny. Paul Van Den Bergh has joined the pool committee. Several members of the committee have been assisting with making sure the water level stays constant, the small heater was turned on in the pump house during the extreme cold weather event and dripped the faucets to keep the pipes from freezing.

John Keller and Bonny Joplin have been receiving quotes for the pool deck repair, either partial or full deck replacement.

The Membership Bands are now available for purchase, please call the office if you would like to purchase the bands. They are still \$5.00 each.

### **Architectural – Christopher Robbins**

Christopher Robbins reported that he had issued one permit for a driveway expansion for Arron Friberg. He is still working with Chris Ulcak on getting his permits and other issues regarding the property on Ute.

Cynthia Prud'homme requested a new sign be placed at the front entrance that explains the process needed before any structure can be placed on any property. The cost of this sign is \$300.00. Michael Segura made a motion to accept the expenditure and was seconded by John Keller. Doug Wilson abstained from the vote, all other members agreed and the motion carried.

### **Old Business Items**

None.

### **New Business Items**

Doug Wilson gave an update on how he is working with the County, on the process to recoup back dues not paid by the members. There are four steps they have to go through before they get to the Sheriff's Sale and actually sell the property. This is Step 4 which needs to be filed by an attorney. The Board has received 2 refunds from the Excessive Funds Account, roughly \$5,000. However, we only received a fraction of the attorney's fees. We do have 9 more accounts in one of the four stages and approximately 12 more that pay their taxes but not our fees.

Doug Wilson wanted make sure that if we got any bids on the Pavilion that it includes pulling out the wooded poles to put in support poles in concrete. We are still looking for bids to repair/replace the Pavilion.

Herb Phillips wanted to know if we were going to have a budget by the Annual Meeting and the Board responded that was out goal.

Doug Wilson gave an update on the Dam Inspection that is coming up this October. He explained about the map that is required and found out it was going to cost about \$35,000 for a one-page map.

Doug Wilson tendered his resignation to the Board at the end of the meeting.

It was agreed that 6 chickens would be the maximum per residence and Roosters are not allowed.

### **Adjourn Meeting**

Doug Wilson made a motion to adjourn the meeting seconded by Tonya Boess. All approved and the meeting adjourned at 11:30 am.

### **Next Regular Bi-Monthly Meeting – May 3, 2025**



# Indian Lake Owners Association.

## Balance Sheet

As of February 21, 2025

		TOTAL
<b>ASSETS</b>		
Current Assets		
Bank Accounts		
1000 - First National Bank		69,443.48
1100 - First National Savings		771.90
1101 CD 5Month #0187		10,501.69
1102 CD 7 Month #0621		20,580.82
1103 CD 7 Month #0650		20,481.77
1104 CD 5 Month #0071		26,413.31
<b>Total Bank Accounts</b>		<b>\$148,192.97</b>
Accounts Receivable		
1200 Accounts Receivable		-300.00
<b>Total Accounts Receivable</b>		<b>\$ -300.00</b>
Other Current Assets		
1499 1800 - Undeposited Funds		824.00
Inventory Asset		182.31
<b>Total Other Current Assets</b>		<b>\$1,006.31</b>
<b>Total Current Assets</b>		<b>\$148,899.28</b>
Fixed Assets		
1300 - Land		61,301.00
1500 - Pool & Equipment		35,644.99
1600 - Mowers & Small Tools		650.00
1750 - Storage Buildings		3,200.00
<b>Total Fixed Assets</b>		<b>\$100,795.99</b>
<b>TOTAL ASSETS</b>		<b>\$249,695.27</b>
<b>LIABILITIES AND EQUITY</b>		
Liabilities		
<b>Total Liabilities</b>		
Equity		
3000 Opening Bal Equity		0.00
3300 Retained Earnings		221,489.75
Net Income		28,205.52
<b>Total Equity</b>		<b>\$249,695.27</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>\$249,695.27</b>

# Indian Lake Owners Association.

## Profit and Loss by Month

December 14, 2024 - February 21, 2025

	DEC 14-31, 2024	JAN 2025	FEB 1-21, 2025	TOTAL
<b>Income</b>				
4000 - Income				\$0.00
4090 4100 - Membership Dues-Current	7,239.00	17,291.24	8,728.46	\$33,258.70
4200 - Special Income				\$0.00
4200-10 - Donations			105.00	\$105.00
4200-20 - Late Fees	560.00			\$560.00
4200-30 Swim Bands		5.00		\$5.00
4200-50 -Property Transfer Fees		300.00	300.00	\$600.00
4200-85 - Special Assessment	50.00			\$50.00
<b>Total 4200 - Special Income</b>	<b>610.00</b>	<b>305.00</b>	<b>405.00</b>	<b>\$1,320.00</b>
<b>Total 4000 - Income</b>	<b>7,849.00</b>	<b>17,596.24</b>	<b>9,133.46</b>	<b>\$34,578.70</b>
4300-100 Excess Funds Recovered			5,587.50	\$5,587.50
Services	31.66	19.75	101.00	\$152.41
Unapplied Cash Payment Income		-150.00		\$ -150.00
<b>Total Income</b>	<b>\$7,880.66</b>	<b>\$17,465.99</b>	<b>\$14,821.96</b>	<b>\$40,168.61</b>
<b>GROSS PROFIT</b>	<b>\$7,880.66</b>	<b>\$17,465.99</b>	<b>\$14,821.96</b>	<b>\$40,168.61</b>
<b>Expenses</b>				
6120 - Office And Clerical		127.79		\$127.79
6120-05 - Accounting	4.96	4.96		\$9.92
6120-30 - Office Supplies		61.06		\$61.06
6120-50 - Printing And Misc.		98.86		\$98.86
6120-50 - Telephone		31.56	31.56	\$63.12
<b>Total 6120 - Office And Clerical</b>	<b>4.96</b>	<b>324.23</b>	<b>31.56</b>	<b>\$360.75</b>
6130 6600 - Legal Fees	135.00		2,473.90	\$2,608.90
6500 - Roads,Park,Grass & Trash	24.00	379.15	24.00	\$427.15
6500-10 -Electric-Street lights		137.09	137.09	\$274.18
<b>Total 6500 - Roads,Park,Grass &amp; Trash</b>	<b>24.00</b>	<b>516.24</b>	<b>161.09</b>	<b>\$701.33</b>
66910 Bank Service Charges	19.57	9.22	58.58	\$87.37
6800 Swimming Pool & Facilities	24.00	24.00	24.00	\$72.00
6800-15 Electricity(Pool&Other)		157.29	156.85	\$314.14
6800-65 Swim Bands		64.49		\$64.49
6800-70 - Water Usage		35.62	57.34	\$92.96
<b>Total 6800 Swimming Pool &amp; Facilities</b>	<b>24.00</b>	<b>281.40</b>	<b>238.19</b>	<b>\$543.59</b>
<b>Total Expenses</b>	<b>\$207.53</b>	<b>\$1,131.09</b>	<b>\$2,963.32</b>	<b>\$4,301.94</b>
<b>NET OPERATING INCOME</b>	<b>\$7,673.13</b>	<b>\$16,334.90</b>	<b>\$11,858.64</b>	<b>\$35,866.67</b>
<b>Other Income</b>				
7000 - Other Income				\$0.00
7050 - Checking Interest	9.21	11.98		\$21.19

Indian Lake Owners Association.

Profit and Loss by Month

December 14, 2024 - February 21, 2025

	DEC 14-31, 2024	JAN 2025	FEB 1-21, 2025	TOTAL
7200 - Savings Interest	0.30			\$0.30
Total 7000 - Other Income	9.51	11.98		\$21.49
Total Other Income	\$9.51	\$11.98	\$0.00	\$21.49
NET OTHER INCOME	\$9.51	\$11.98	\$0.00	\$21.49
NET INCOME	\$7,682.64	\$16,346.88	\$11,858.64	\$35,888.16

ESTIMATE

Pristine Pond Solutions LLC  
227 Grand Lake Dr  
Amaudville, LA 70512

pristinepondsolutions@gmail.com  
+1 (337) 945-8384  
www.pristinepondsolutions.com



Bill to  
Doug Wilson  
426 Big Bow  
Smithville, TX 78957

Ship to  
Doug Wilson  
426 Big Bow  
Smithville, TX 78957

Estimate details  
Estimate no.: 2530  
Estimate date: 12/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Electrofishing Survey 1/2 day	Day rate for 1-4 hours of electrofishing.	1	\$1,600.00	\$1,600.00
Total						\$1,600.00

Accepted date

Accepted by

**Pool Committee Report Feb 22,2025**

From: Bonny Joplin (bonnyjoplin@gmail.com)

To: terjon2@yahoo.com

Date: Friday, February 21, 2025 at 11:47 AM CST

**Pool Committee Report  
FEB 22,2025**

Paul Van Der Bergh joined Pool committee.

Jan 2: Paul added pool water and pumps running good

Jan 8:John Keller: checked pool. Red Handle is broken and John contacted Merle Minge Pool to inform him it needed to be replaced.

Jan 9: Paul checked Pool and added about 1" water and pumps.. all good

Jan 16: Paul added about 1" water and Pumps.. good

Jan 18: James turned on heater in pump room for freeze conditions and water level good

Jan 23: Paul checked pool and pumps.. all good

Jan 22: James notified that the backwash line on the pump was cracked.. notifiedMerle and text photo to Merle.

Jan30: Paul checked pool and pumps.. all good

Feb 6: Paul checked pool and pumps.. all good

Feb 8: Bonny met with CaleMorgan Pool contractor about repair of pool decking

Feb 11: Merle serviced Pool and fixed backwash valve on pump that was reported to him cracked.delivered Pool chemicals and added chemicals to pool and cleaned

Feb 13: Paul checked Pool and Pumps.. all good

Feb 17: Bonny meet contractor Doug Roger's for Repair of Decking

Feb20: Paul checked pool and added water checked pumps

Bonny checks pool and pumps on Saturday or Sunday and

John checks the pool and pumps when he is at Indian Lake

Cynthia Checks pool and pumps and pumps Monday or Tuesday

**Bids**

We have a bid from May 1, 2024 thatMary received before she resigned from the board. Tri County Pools to do everything to Deck fencing and RE plaster pool total \$86,350 (last years pricing)

**Cale Morgan Bid**

Repair 8'X 12-15" deck. \$10,000-\$15,000

Entire deck \$50,000 and possibly more depending what is found when tearing deck out

**Doug Rogers Bid**

Repair 7'X 10' by gate area of concrete

Seal cracks around pool walkway

\$2500.00

I make a recommendation that we decide on a contractor to replace/ repair the pool decking either whole or part before the opening of the pool season. I am not an expert on the damaged decking , I feel the damaged area in front of the gate is a major issue and might be deemed unsafe.

Respectfully,

Bonny Joplin

Pool Committee, chairperson

Sent from my iPad



The Architectural Control Committee requests of the IL Board for approval and financing of the following:

**Remove:** green "Deed Restrictions Enforced" sign near the tepee sign.

**New Sign:** 36"x36", white with black lettering:

**BEFORE PLACING  
A STRUCTURE ON A LOT  
ALL PERMITS & APPROVALS  
MUST BE SECURED FROM  
BASTROP CO. & INDIAN LAKE  
indianlakeowners.net**

**Suggested site:** on the right side of Indian Drive just before the road turns and splits at the island. At the end of a long straight stretch it gives time to read the sign and at a place where drivers should slow down a bit.

Price quotes have been received from the following sources:

Stokes Sign (Austin) - \$217

Austin Budget Signs - \$186

Signs.com (online only) - \$125.

Two 7' metal sign posts - \$25 (+ cement - \$20?)

---



Nineteen months ago I agreed to create an official website for the ILOA at the request of our late president Doug Watne. I did so along with providing assistance to Board Members by creating maps, databases, etc. that would help them in conducting the necessary business of the ILOA. I felt as if I was accomplishing tasks that were beneficial to our community and enjoyed providing the help. Last year I reluctantly was talked into running to fill one of several vacancies which existed on the Board of Directors. I accepted the position of Vice President, a position that according to the Operational Procedures Manual that was adopted on 10/12/2008, is responsible for, among other things, managing and maintain the ILOA website; the filing of liens against owners for non-payment of annual maintenance fees and assessments; and ensuring that the Board information was updated with the Texas Secretary of State's office. Those items have been accomplished, however, my main goal in getting on the Board was to get our association in compliance with current State Law. There are so many items contained in our Subdivision Restrictions, as well as bylaws, that are currently not in compliance.

In my personal opinion, the ILOA is in a seriously difficult situation. There is so much that needs to be done and so little effort being put forward to accomplish any of it. I truly appreciate the efforts by the few association members who do help, however, realistically I believe the number is too small to ever make real progress.

Tasks that have been undertaken but remain unresolved include:

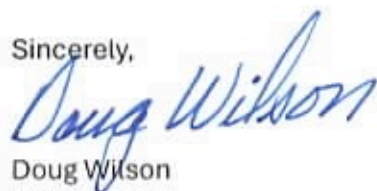
1. Pavilion Replacement. We have met with metal building material suppliers, construction contractors, our wi-fi service providers, the Bastrop County Development Department staff, and have basic plans and cost estimates.
2. Property Owner Liens. We have met with the Bastrop County contract attorney staff and learned the various steps from the initial filing of petitions all the way through the steps that we must undertake to recover any excess funds that may be due the association. I have attended court wherein cases were brought forward involving some of these steps and procedures.
3. Our County Commissioner. I arranged a meeting with County Commissioner Precinct 2 Clara Beckett, Michael Segura and myself to discuss, among other things, street right-of-way mowing, Spring Clean-up and the mulching of our brush pile, removing the dirt pile across from the pavilion, replacing the metal fence and gate across the spillway area (which was completed this week), and the possibility of the county adding a gravel parking area across from the pavilion.
4. ILOA Bylaws – We formed a Bylaws Committee (prior to being a Board Member) wherein the committee rewrote the bylaws to bring them into what we considered to be compliance with current state law at the time.
5. Subdivision Restrictions – Several board members have met with our attorneys to discuss bringing our subdivision restrictions into compliance with current state law. Unfortunately, there is no procedure in the original subdivision restriction documents that allows any revisions to be made thereto. A property owner wide vote is needed with a 2/3 majority favorable vote being received to add such a procedure that would allow revisions to be made.
6. Emergency Action Plan for Indian Lake Dam. We have taken what Bonnie Joplin and Doug Watne submitted as a draft two years ago to the Texas Commission on Environmental Quality (TCEQ) and worked with their Dam Safety Department staff on what needs accomplished to finally obtain their acceptance and approval of the plan, but the cost of one portion is way beyond what we can afford to do.

I consider, for better or worse, myself to be a highly productive person. But in order to be content, I have to see things being accomplished. It has become quite evident to me in my time on the board that many of my goals are not shared by other board or committee members. While I understand completely and accept the fact that I am only one of seven votes, the ever increasing frustration that I have experienced on nothing being accomplished has grown to a point that it is beginning to affect both my physical and mental health.

Therefore, I no longer feel that it is in the best interest of the association, nor myself, to remain as a member of the Board of Directors. I feel that to merely "occupy space" as a board member while not providing the time and effort to fulfill the duties for what any position is responsible for accomplishing is unfair to the both the Indian Lake Owners' Association and its membership. Therefore I am resigning my position from the Board of Directors effective as of the end of today's board meeting.

I am willing to continue maintaining the official Indian Lake Owners' Association web site as well as provide support to the other board members as needed, if the board desires, which was the original task to which I felt I was accomplishing things.

Sincerely,



Doug Wilson  
426 Big Bow



Date: 2/22/2025

## ILOA Bi-Monthly Meeting

## SIGN IN SHEET

[illegible]