



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

January 10, 2026 – 10:00 am

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

# MINUTES

**Call to Order** –President Bonny Lynn Joplin at 10:02 am

**Roll Call for Quorum** – Vice President Carlie Case

Bonny Lynn Joplin, John Keller, Carlie Case, James Spell, Crystal Kohanek, Charles Fauld, James Turner quorum established.

**Treasurer Report** – John Keller

Financial Report attached.

**Checking - \$81,470.21**

**Savings - \$772.51**

**CD #1 - \$10,949.15**

**CD #2 - \$21,179.62**

**CD #3 - \$21,202.43**

**CD #4 - \$27,462.02**

**Total: \$162,999.94**

Bonny Joplin introduced the new interim Board Members to the group attending, Carlie Case (interim) Vice President, James Turner (interim) Roads & Parks, Charles Faulds (interim) Lakes & Fish.

Roll call by Carlie Case, all Board Members present, (quorum established).

Minutes from October 25, 2025, Bimonthly meeting were read, John Keller made a motion to accept and James Turner 2<sup>nd</sup> the motion. (motion accepted)

### **Committee Reports:**

#### **Lakes and Fish** – Charles Faulds

The DAM inspection was done November 2025, TCEQ will have a final report by Feb-2026, we had 2 TCEQ Inspectors walk the DAM and surrounding area, they seemed pleased, they suggested that we clear around the French Drain for better drainage.

Crystal Kohanek gave an update on the EAP Map report; the person she is working with should have the EAP Map completed by Feb.2026

#### **Roads and Parks** – James Turner

James has contacted the County Commissioner about the pothole at the front entrance of Indian Lake; he is waiting for a response.

Cindy Wilson (former employee at TxDOT) told him he would need to contact the Giddings Maintenance Dept, who maintains the roads for our area.

James Turner also mentioned to the members about contractor scams going on around the area, for everyone to be aware.

## **Swimming Pool** – James Spell

The pool net has been installed over the swimming pool; James is checking into getting some mechanical door locks for both restrooms, James also suggested that the Board come up with some pool rules to hand out to each member that purchases pool bands.

John Keller asked the Board if they wanted to increase the cost of the pool bands from \$5 to \$10 each, the Board decided not to increase the cost of the bands since we just ask for an annual dues increase which passed.

## **Architectural** – Christopher Robbins

There have been NO permits issued in January 2026 to date.

Property at 102 UTE (sec-2) has provided the septic permit for review, Chris is waiting on the Bastrop County Permit that should have been issued prior to placement of the Trailer on UTE. Christopher Robbins has contacted Chris Ulcak and requested the County permit be sent for review so that ILOA can issue a permit.

Lot 290 (sec-2) on Deer Run owned by PARA TI Properties (Claudia V. Reyes) has begun building a small house, the last permit they had from Bastrop County was issued for that lot in 2022 which expired prior to start of building. Chris has talked with the contractor on the property and told them to stop building until a current permit has been issued, he has also contacted PARA TI Properties and is awaiting a response from them.

Lot 167 (sec-2) on Chickasaw was just purchased by a new owner, they are planning on building, Chris will be waiting on receiving their building plans for review.

Lot 161 (sec-3) on Laguna has applied for a building permit, Chris is reviewing the documents prior to issuing a permit.

Lot 130-131 (sec-3) on Big Bow has applied for a building permit for a shed, there seems to be some discrepancies in what is being built, Chris will follow up with the owner to see what is going on.

Chris gave an update on the New Pavilion, the entire frame is up, the contractor began painting the structure and had to stop due to rainy weather, Chris will follow up to see when they will return.

Electricity will be installed once all construction on the Pavilion structure is completed.

Chris stated that the crack that was on the end of the pavilion towards the spillway has gotten a little bigger, he is going to get a few bids on a possible repair to the crack.

Herb Phillips questioned the delay with the steel for the Pavilion, Chris explained what the delay was about.

## **Old Business Items**

None.

## **New Business Items**

Doug Wilson gave an update to the Board on the progress of the Ownership Wide VOTE Committee, Doug handed to each BOARD member a sample packet of what will be mailed out to all ILOA Members in February 2026.

Doug asked the Board to approve that a Special Business Meeting be placed on the calendar for April 11<sup>th</sup> at First National Bank in Smithville so that the Committee can begin counting of the ballots with at least 3 ILOA Members being present for the counting along with the Secretary if available, Charles Faulds made a motion to accept, and John Keller seconded the motion (motion passed).

Doug explained to the Board, and the group that was present, the importance of the time for mailing out the packets and when we should expect them to come back.

Doug explained in detail how the packets should be opened once received, that all votes would be cast anonymously and they would be sent back to the ILOA P.O. Box for ballot counting. The ILOA P.O. Box would be checked daily by a Committee Member during this time frame.

Doug explained that we need a total of 226 votes back for the process to either pass or fail.

Bonny Joplin questioned the voting process for in person or by proxy etc., Doug explained the entire process to everyone, there will be an Instruction Letter in each packet for each member to follow along with.

John Keller asked the Board to approve a donation of \$200 for an upcoming BBQ that will be held at the Pavilion for all ILOA Members in honor of Veterans on January 31, there will also be fly fishing on the lake during the BBQ, the Board approved the expense.

Bonny Joplin motion that the new Pavilion be named after Robert Sconci in memory of all the wonderful things he did while living at Indian Lake. Carlie Case made a motion to approve, and James Spell seconded the motion (motion passed)

Christopher Robbins will check on getting the plaque made.

**Adjourn Meeting**

Meeting adjourned at 11:06 am.

**Next Regular Bi-Monthly Meeting – February 28, 2026**



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

February 28, 2026 – 10:00 am

First National Bank Meeting Room  
312 West Main, Smithville, TX 78957

## MINUTES

**Call to Order** –President Bonny Lynn Joplin at 10:03 am

**Roll Call for Quorum** – Vice President Carlie Case

Bonny Lynn Joplin, John Keller, Carlie Case, James Spell, Crystal Kohanek- absent, Charles Fauld, James Turner- absent. Carlie Case, Charles Faulds made a motion to accept, John Keller 2<sup>nd</sup> the motion, the motion passed (Quorum established)

**Treasurer Report** – John Keller

Financial Report attached.

**Checking - \$98,742.89**

**Savings - \$772.51**

**CD #1 - \$10,949.15**

**CD #2 - \$21,179.62**

**CD #3 - \$21,202.43**

**CD #4 - \$27,462.02**

**Reserve for Dam: \$75,000**

**Total: \$105,272.62**

**Annual Budgets Set**

Administrative \$1,500.00

Lake & Fish \$0

Swimming Pool \$1,200.00

Roads & Park \$1,000.00

Architectural \$ 500.00

Christopher Robbins – Architectural Chair

**Committee Reports:**

**Lakes and Fish** – Charles Faulds

The ILOA Annual TCEQ Report has been filed within the time allowed.

Still waiting on the DAM Inspection report, we will not hear back until mid-April 2026

Stil waiting on EAP report from Crystal Kohanek (Secretary)

Charles will visit around with members to get a good idea on any biological ideas on feeding the fish in the lake.

A suggestion was made that the Board only order the Electro Fishing done every other year.

Charles discussed he was checking into possibly getting a Limnology study done on the lake, he would talk with the Board members at a future date to see if there was any interest in moving forward with getting an estimate.

**Roads and Parks** – James Turner

James had contacted TxDot about fixing the pothole at the front entrance, this has been completed. James would like to spruce up the park area, repair some swings, complete some painting etc.

### **Swimming Pool** – James Spell

James is scheduling in early March for himself and Merle (pool guy) to remove the net covering the pool, remove all the rest of the leaves from the pool and get it treated and ready for the summer.

### **Architectural** – Christopher Robbins

7 Permits issued

5 permits pending issues

Chris gave an update on the Pavilion completion, the structure is completed, Chris will get some bids on completing the electrical work on the Pavilion, the crack in the slab it was suggested by Charles Faulds that the crack is ok, it isn't going anywhere, we need to caulk the crack and it will be has agreed fine.

Mark Strong will be working on rebuilding the picnic tables

Chris suggested putting leaf guards on the gutters at the New Pavilion for an estimate of \$500, the Board will discuss it further.

### **Robert Sconci Memorial Celebration Naming**

The ILOA Board has set a date for the Robert Sconci (The Mayor of Indian Lake) memorial celebration, there will be a Plaque displayed at the pavilion and the celebration date will be held on May 16, 2026, at 11:00 AM

### **Old Business Items**

Doug Wilson gave an update on the Let's All Vote Committee Campaign, he handed out to the Board a list of who still has not voted and a map showing who has voted, at the current time the vote count was 108, we need to have at least 227 votes received and a total of 34 members to show up on April 11, 2026 to be able to hold the vote count meeting.

Several members at the meeting volunteered to help contact the members that have not yet voted.

### **New Business Items**

Bonny discussed having an Audit performed on the books, the last Audit was performed over 4 years ago, after a lengthy discussion it was tabled until the 2026 Annual Membership Business Meeting to be discussed at that time.

John Keller (Treasurer) discussed filing liens this year for every account that is 2 years past due, this includes 2025 and 2026 unpaid dues.

### **Adjourn Meeting**

Meeting adjourned at 11:10 am.

### **Next Regular Bi-Monthly Meeting – April 25, 2026**

### **Next Annual Membership Business Meeting – July 25, 2026**

**Balance Sheet**  
**Indian Lake Owners Association.**  
**As of February 24, 2026**

Distribution account	Total
<b>Assets</b>	
Current Assets	
Bank Accounts	
1000 - First National Bank	98,742.89
1100 - First National Savings	772.51
1101 CD 5Month #0187	10,949.15
1102 CD 7 Month #0621	21,179.62
1103 CD 7 Month #0650	21,202.43
1104 CD 5 Month #0071	27,426.02
<b>Total for Bank Accounts</b>	<b>\$180,272.62</b>
<b>Reserve For Dam</b>	<b>\$75,000.00</b>
<b>Total for Bank Accounts (Minus Reserve)</b>	<b>\$105,272.62</b>
Accounts Receivable	
1200 Accounts Receivable	112,156.56
<b>Total for Accounts Receivable</b>	<b>\$112,156.56</b>
Other Current Assets	
1499 1800 - Undeposited Funds	824.00
Inventory Asset	182.31
<b>Total for Other Current Assets</b>	<b>\$1,006.31</b>
<b>Total for Current Assets</b>	<b>\$293,435.49</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 for Fixed Assets</b>	<b>\$100,795.99</b>
<b>Total for Assets</b>	<b>\$394,231.48</b>
<b>Liabilities</b>	
Liabilities	0
<b>Total for Liabilities</b>	<b>0.00</b>

Accrual Basis Wednesday, February 25, 2026 03:37 AM GMTZ

**Income Statement**  
**Indian Lake Owners Association.**  
**January 10-February 24, 2026**

Distribution account	Total
<b>Income</b>	
4000 - Income	
4090 4100 - Membership Dues - Previous	1,150.00
4200 - Special Income	
4200-50 -Property Transfer Fees	900.00
4200-60 -Permit Fee	150.00
<b>Total for 4200 - Special Income</b>	<b>\$1,050.00</b>
<b>Total for 4000 - Income</b>	<b>\$2,200.00</b>
Services Current Membership Dues	20,335.00
Unapplied Cash Payment Income	200.00
<b>Total for Income</b>	<b>\$22,735.00</b>
<b>Gross Profit</b>	<b>\$22,735.00</b>
<b>Expenses</b>	
6110 - Administrative	
6110-05 -Annual/Bi-Monthly Meeting Expense	27.04
<b>Total for 6110 - Administrative</b>	<b>\$27.04</b>
6120 - Office And Clerical	
6120-05 - Accounting	4.96
6120-30 - Office Supplies	303.12 Stamps
6120-40 - Postage	34.51
<b>Total for 6120 - Office And Clerical</b>	<b>\$342.59</b>
6500 - Roads,Park,Grass & Trash	48.00
6500-10 -Electric-Street lights	137.09
<b>Total for 6500 - Roads,Park,Grass &amp; Trash</b>	<b>\$185.09</b>
6600 Pavilion	5,800.00 Final Pavilion
66910 Bank Service Charges	318.62
6800 Swimming Pool & Facilities	149.36
6800-10 -Chemicals And Supplies	40.00
6800-15 Electricity(Pool&Other)	99.11
6800-25 - Monthly Maintenance	90.00
6800-70 - Water Usage	58.95
<b>Total for 6800 Swimming Pool &amp; Facilities</b>	<b>\$437.42</b>
6850 - Taxes	
6850-04 - Sales Tax	8.78
<b>Total for 6850 - Taxes</b>	<b>\$8.78</b>
<b>Total for Expenses</b>	<b>\$7,119.54</b>
<b>Net Operating Income</b>	<b>\$15,615.46</b>
<b>Other Income</b>	
7000 - Other Income	
7050 - Checking Interest	21.71
<b>Total for 7000 - Other Income</b>	<b>\$21.71</b>
<b>Total for Other Income</b>	<b>\$21.71</b>
<b>Net Other Income</b>	<b>\$21.71</b>
<b>Net Income</b>	<b>\$15,637.17</b>

Indian Lake Architectural Committee  
Christopher Robbins  
(512) 695-3740

### Architectural Committee Budget 2026

Estimated budget for 2026 is \$500

- Printing material costs
- Toner, paper, envelopes
- Most permits are sent via email, not printed

### Pavilion Renovation Committee

- Electric
  - Original estimate \$800
  - New estimate \$1500
  - Will exceed estimate due to wire purchase
  - Expect additional \$700
  - Volunteer labor
- Concrete pad
  - Crack in slab
  - No repair needed on advice from Charlie Faulds *Just caulk crack*
- Picnic tables
  - \$500 estimate
  - Mark estimated \$300, but we need contingency
  - Replace wood as needed
  - Paint
  - Volunteer labor
- Gutters
  - Advise installing gutter screens
  - \$500 estimate
  - Volunteer labor

Indian Lake Architectural Committee  
Christopher Robbins  
(512) 695-3740

February 28, 2026  
Indian Lake Owners Association  
Architectural Committee Report

#### Permits Issued

106 Caddo - Septic System  
106 Peace Pipe - Construction, Septic, Driveway  
157 Deer Run - Carport  
271 Big Bow - Shed expansion  
277 Big Bow - Garage and carport  
298 Big Bow - Pavilion replacement  
398 Big Bow - Ramp

#### Permitting Activity - no permits issued yet

- 422 Big Bow - Armstrong
  - Garage, no permits
  - Bastrop stop work order
- 102 Ute - Chris Ulcak
  - Owner has provided a Bastrop County septic permit
  - I have requested to see the building permit for the manufactured home placed on that lot January 2025
  - No response yet
- Deer Run Lot 290, Section 2
  - Has provided no Bastrop County permits
  - Bastrop stop work order
  - Talked to construction crew on-site
  - ParaTi properties
    - Left many voice messages regarding permits
    - No response
- Chickasaw, Lot 167, Section 2
  - No contact from owner yet
  - El H Tadli <[eltadli6@gmail.com](mailto:eltadli6@gmail.com)> / RODRIGUEZ, AGUSTIN A & MA S?
- 120 Laguna
  - John Welch - new owner contacted me
  - Getting permits for construction and septic