



Indian Lake Owners' Association

Annual Association Business Meeting

July 25, 2026 – 10:00 am

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

MEETING MINUTES

Call to Order – President Bonny Lynn Joplin – 10:31 a.m.

Pledge of Allegiance – Everyone

Prayer – Virginia Gicklhorn

Roll Call for Quorum – Vice President Carlie Case

In accordance with current state law, specifically The Texas Business Organizations Code Section 22.159 Quorum of Members, subsection (a): *“Unless otherwise provided by the certificate of formation or bylaws of a corporation, members of the corporation holding one-tenth of the votes entitles to be cast, in person or by proxy, constitute a quorum”*

This quorum therefore has nothing to do with the Board of Directors; it has to do with the membership of the Indian Lake Owners' Association. As of last night, we had a total of 332 individual property owners, therefore we must have 31 voting members in attendance, in person or by proxy, to have a quorum and continue the meeting.

Terry McCanless signed in 27 actual property owners that physically attended the meeting. Of the 35 voting members, 8 were proxies that were delivered.

Therefore, we had a total of 35 property owners represented that could cast a vote and therefore we did have enough in attendance to hold this meeting.

Board Member present- Bonny Joplin, Carlie Case, James Spell, James Turner, John Keller, Crystal Kohanek (absent), Charles Faulds (absent)

Welcome to Members – President Bonny Lynn Joplin

The meeting continued and Bonnie Joplin welcomed everyone to the meeting.

Secretary – Crystal Kohanek (Absent)

Bonny Joplin proposed the minutes be read or a motion to approve the Annual Meeting Minutes from July 26, 2025. There was a motion to approve by John Keller and seconded by James Spell. All approved and motion carried.

Treasurer Report – John Keller

John Keller gave the current financial report to the Members. Virginia Gicklhorn asked if the Land Value listed on the financial report was for Market Value, John Keller told her it was not Market Value.

See attached Financial Report:

Committee Reports

Architectural – Christopher Robbins

Please see the attached Annual Report.

Lakes and Fish – Charles Faulds (Absent); Presented by Bonny Joplin

Bonny Joplin discussed the TCEQ Report we had received about the DAM Inspection that was done in November 2025, this report will be uploaded onto our ILOA Website for all to review, the report still showed some areas of deficiency that would need to be addressed. Karen Williams asked if an EAP Report had been submitted to the TCEQ yet, Bonny explained to her knowledge that an EAP Report had not been submitted yet, Karen said she had done all the leg work on the report and would hand it over to the ILOA Board. Alan Dawson asked when we planned on re-stocking the lake as we have done in the past, John Keller explained that we had stocked the lake in April of 2024 and had an Electro Fishing Survey done in 2025 and we were told then we had overstocked the lake that we needed to get some of the fish out of the Lake prior to restocking. Karen Williams suggested that we set up a fish maintenance program for the fish in the lake, it was explained to her that the Electro Fishing Survey had already given us a good report on the maintenance of the lake and the fish but the Board would look into it further. Cindy Wilson suggested that we put more Grass Carp in the lake, the Board will check into this. Chad Fitzpatrick asked if the Board could consider putting a sandy area somewhere around the lake for the children to play in, he was told that our lake really wasn't designed for such an area. Alan Dawson asked if the Board could check into cleaning out around the small island at the lower shallow end of the lake. The Board asked if the community wanted to form a committee to look into and determine how to move forward with cleaning out the small island area, no one committed. Cindy Wilson stated it would be very costly to try and clean out the small island area and you would have to have permission from the home owners to bring heavy equipment across their property. Bonny Joplin suggested tabling this item until the next Bi-Monthly meeting. Karen Williams wants the Board to check into repairing the crack on top of the DAM area, the Board will check into it.

Roads and Parks – James Turner

James reported that the community had been mowed with the assistance of John Keller getting several Mowing Contract Bids and making a decision on one. James is working on getting the brush pile pushed back, it is beginning to get out of hand, Sarah & Tracy Dylla offered to help with pushing back the brush pile. Cindy Wilson asked if we had a mowing contract already set up, John explained to her that a mowing contract was set up for the year and they would be mowing bi-weekly. Woody Deary asked if someone could check into possibly trimming back the tree limbs on Buffalo Run at Tejas, they are getting too long and hanging into the road and could cause a bad accident with cars coming around the curve. James Turner will check into it.

Swimming Pool – James Spell

The pool is doing well! The pool cleaning company Mirage Ranch Pools is doing a fantastic job on cleaning the pool weekly (pool closed every Tuesday for cleaning). John Keller stated that the pool gate lock is not working properly, James Spell will check into the issue, maybe a timing issue. James Spell has been checking with a company to install an Electronic Key Combo pad for the gate, he is waiting on bids to come in. Karen Williams suggested repairing/replacing the fencing around the pool area. Chad Fitzpatrick asked if the Board could check into replacing the broken hoop on the Basket Ball Goal, the Board will check into the cost.

New Business Items

Members in attendance were asked what is their highest priority in getting things done around the community, of the following list of improvements that will be funded and completed throughout the year:

1. Repair Crack on DAM
2. Clean out small island in shallow end of lake
3. Repair/Replace pool fencing
4. Remodel pool area restrooms

Virginia Gicklhorn asked if the books have been audited, John Keller said they had not been audited yet but would be audited when the new Board takes over. The Board will put together an audit team.

Janis Vasek made a motion to make a \$1,000 donation to the Smithville Volunteer Fire dept, Woody Deary requested we also make a donation to the Winchester Volunteer Fire Dept, after a short discussion it was agreed that the Board would make a \$500 donation to the Smithville Volunteer Fire dept and a \$500 donation to the Winchester Volunteer Fire dept since they both service the Indian Lake Community. Kenneth Jones made a motion to approve, and it was 2nd by Michael Truesdale, all approved and motion carried.

Cindy Wilson requested the Board check into getting an Office built so that the Board Members past and present did not have to store ILOA Business in their homes. A motion was made by Christopher Robbins that the board consider digitizing and storing documents prior to shredding/destroying extremely old documents, the Board would take that into consideration, this would be tabled at this time.

Old Business Items

Replacement of old Pavilion

Pavilion floor and picnic tables were painted by Mark Strong

Let's All Vote Campaign headed up by Doug Wilson was 17 (yes) votes short from passing this year.

Nominating Committee Report- Nick Wilson

Discussed the open ILOA Board positions (President, Treasurer, Pool Chair) and stated that Volunteers had stepped up to volunteer.

Nominations from the Floor

Nick Wilson

John Keller

Johnathan Jaster

Marilyn Dunn nominated but declined to serve at this time

A motion was made by Nick Wilson to accept the nominees and 2nd by Virginia Gicklhorn, all approved and the motion carried.

Executive Closed Session

The Board went into Executive Session @ 11:48 AM, Kenneth Jones was Parliamentarian for the session, positions were decided.

Drawing for Door Prizes

Marilyn Dunn won the door prize.

Introduce New Board Members Positions and Their Terms

Nick Wilson (term ends 2029) – President

Carlie Case (term ends 2027) – Vice President

John Keller (term ends 2029) – Treasurer

Johnathan Jaster (term ends 2027) – Secretary

Charles Faulds (term ends 2028) – Lakes and Fish

James Turner (term ends 2028) – Roads and Parks

James Spell (term ends 2029) – Swimming Pool

Adjourn Meeting

A motion to adjourn the meeting was made by Bonny Joplin and seconded by John Keller. All approved, motion carried. Adjourned at 12:05PM.

Potluck Lunch: Lunch began at 12:10 PM

Next Regular Bi-Monthly Meeting – August 22, 2026

Next Annual Meeting – July 24, 2027

Income Statement

Indian Lake Owners Association.

February 25-April 24, 2026

Distribution Account	Total
Income	
4000 - Income	
4090 4100 - Membership Dues - Checks	1,253.57 By Check
4200 - Special Income	
4200-28 Membership Bands	100.00
4200-30 Swim Bands	40.00
4200-50 -Property Transfer Fees	1,200.00
4200-60 -Permit Fee	150.00
Total for 4200 - Special Income	\$1,490.00
Total for 4000 - Income	\$2,743.57
4300-100 Excess Funds Recovered	2,465.00 Sheriff Sale
Services HOA Dues - Online	7,186.43 Online Payments
Unapplied Cash Payment Income	0.00
Total for Income	\$12,395.00
Gross Profit	\$12,395.00
Expenses	
6110 - Administrative	
6110-05 -Annual/Bi-Monthly Meeting Expense	38.10
6110-10 - Bad Checks	15.00
Total for 6110 - Administrative	\$53.10
6120 - Office And Clerical	127.79
6120-05 - Accounting	9.92
6120-30 - Office Supplies	37.74
Total for 6120 - Office And Clerical	\$175.45
6130 6600 - Legal Fees	
6600-05 - Legal-Filing Fees	45.25
Total for 6130 6600 - Legal Fees	\$45.25
6165 - Contributions/Donations	110.00
6200 - Dam-Lake,Fish & Maint	
6200-20 - Dam-Supplies	67.71
Total for 6200 - Dam-Lake,Fish & Maint	\$67.71
6500 - Roads,Park,Grass & Trash	48.00
6500-10 -Electric-Street lights	274.18
6500-28 - General Supplies	278.23
Total for 6500 - Roads,Park,Grass & Trash	\$600.41
6600 Pavilion	2,750.00
66910 Bank Service Charges	145.92
6800 Swimming Pool & Facilities	54.16

6800-10 -Chemicals And Supplies	539.00
6800-15 Electricity(Pool&Other)	334.99
6800-25 - Monthly Maintenance	180.00
6800-35 - Pool Area Repairs	
6800-38 - Pool Facilities	11.65
Total for 6800-35 - Pool Area Repairs	\$11.65
6800-65 Swim Bands	99.60
6800-70 - Water Usage	86.47
Total for 6800 Swimming Pool & Facilities	\$1,305.87
6850 - Taxes	
6850-04 - Sales Tax	48.53
Total for 6850 - Taxes	\$48.53
Total for Expenses	\$5,302.24
Net Operating Income	\$7,092.76
Other Income	
7000 - Other Income	
7050 - Checking Interest	48.86
7100 - CD Interest	110.17
7200 - CD Interest	213.11
Total for 7000 - Other Income	\$372.14
Total for Other Income	\$372.14
Net Other Income	\$372.14
Net Income	\$7,464.90

Cash Basis Saturday, April 25, 2026 01:29 AM GMTZ

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

	Total
Assets	
Current Assets	
Bank Accounts	
1000 - First National Bank	106,084.51
1100 - First National Savings	772.51
1101 CD 5Month #0187	11,617.07
1102 CD 7 Month #0621	22,204.86
1103 CD 7 Month #0650	21,202.43
1104 CD 5 Month #0071	27,426.02
Total for Bank Accounts	\$189,307.40
Reserve For Dam	\$75,000.00
Total for Bank Accounts (Minus Reserve)	\$114,307.40
Accounts Receivable	
1200 Accounts Receivable	106,831.56
Total for Accounts Receivable	\$106,831.56
Other Current Assets	
1499 1800 - Undeposited Funds	824.00
Inventory Asset	182.31
Total for Other Current Assets	\$1,006.31
Total for Current Assets	\$297,145.27
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
Total for Fixed Assets	\$100,795.99
Total for Assets	\$397,941.26
Liabilities and Equity	
Liabilities	\$0.00
Total for Liabilities	\$0.00

Accrual Basis Saturday, April 25, 2026 01:21 AM GMTZ

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

April 25, 2026
Indian Lake Owners Association
Architectural Committee Report

Permits Issued

- No permits issued

Permitting Activity - no permits issued yet

- PeacePipe - Carmen Chisolm
 - Shed permit pending from Bastrop County
- Big Bow - Steve Epperson
 - Shed permit pending from Bastrop County
- 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> / RODRIGUEZ, AGUSTIN A & MA S?
- 120 Laguna
 - John Welch - new owner contacted me
 - Getting permits for construction and septic

Indian Lake Architectural Committee
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Other issues in the neighborhood

- 152 Buffalo Run - Nick Rhodes
 - Noise
 - Trash
 - Threatening the neighbors

Pavilion Renovation Committee

- Electric
 - Paul Evans - \$2250 - complete
- Concrete pad
 - Crack in slab need to fill
 - Paint
- Picnic tables
 - Satisfactory color?
- Gutters
 - Advise installing gutter screens
 - \$500 estimate
 - Volunteer labor
- Signage
 - Dedication
 - Robert Sconci signage and plaque in process
 - Other signage TBD

Lake Cleanup Days

Requests have been made of Bastrop County for Indian Lake cleanup

- Friday May 29 dumpster delivery, Saturday May 30 end of day pickup
- Friday October 9 dumpster delivery, Saturday October 10 end of day pickup

Request

- 3 dumpsters for miscellaneous materials
- 1 dumpster for metal only

We will monitor the items in the dumpsters to keep out tires, mattresses, electronics and hazardous materials.