

Board of Directors Meeting Minutes
Date: Wednesday, January 21, 2026
Time: 3:00 PM
Location: 1916 Pebblebrook, Irving, TX 75060
Minutes Taken By: Board Recording

Board Members Present

Steve Martin
 Peter Kang
 Scott Rose
 Angel Pilarski
 Sonny San

1. Call to Order

The meeting was called to order at 3:00 PM. This was the first meeting of the newly elected Board of Directors.

2. Director Appointments

The Board discussed the appointment of directors to specific officer positions. A motion was made to approve the proposed board positions. The motion was unanimously approved.

3. Special Membership Meeting Scheduling

The Board discussed the scheduling a called Special Membership Meeting as ordered by the court. Proposed dates were:

- March 4, 2026 at 8:30 AM
- March 5, 2026 at 8:30 AM

Notice of the meeting will be mailed to members at least 10 days prior to the selected meeting date.

4. Email and Website Updates to Members

The Board recommended sending an email blast to all members that includes:

- Current status of legal proceedings
- Updates on financial recoupment efforts

A motion was made and unanimously approved to proceed with the email update.

5. Website Posting of Financial Reports

The Board approved the following transparency measures:

- Posting of the 2023 and 2024 Audit Review Reports
- Treasurer to post 2025 Profit & Loss Statement, Balance Sheet, and Cash Flow Statement
- Posting of monthly bank statements beginning January 2026, with all personal information hidden

6. Adjournment

With no further business to discuss, a motion to adjourn was made and seconded. The motion carried unanimously, and the meeting was adjourned at 3:45 PM.

Minutes approved by the Board of Directors and posted to the ILA website on February 17, 2026.

2026 BOARD OF DIRECTORS

Steve Martin	Peter Kang	Scott Rose	Angel Pilarski	Sonny San
President	Vice President	Secretary	Treasurer	Director
ila.president.2@gmail.com	ila.2nd.vice.president@gmail.com	ila.secretary@gmail.com	ila.treasurer@gmail.com	ila.1st.vice.president@gmail.com



**Irving Lake Association
2026 Annual Membership Meeting Minutes**

Date: Thursday, January 8, 2026

Time: 7:00 p.m.

Location: Senter East Building
1000 Senter Road
Irving, TX 75060

Meeting Minutes Taken By: Substitute Recording Secretary, Yolanda Peña

Board Members Present

- **President:** Steve Martin
- **Vice President:** Daniel Hernandez
- **Vice President:** Peter Kang

Board Members Absent

- **Treasurer:** Angel Pilarski (Year End Finance Report provided for the meeting)
- **Secretary:** Hanna Beauchamp

Call to Order

The meeting was called to order by President Steve Martin at 7:09 p.m.
A quorum was established.

Election of Directors

Open Nominations:

The President asked if there were any nominations from the floor.
There was no response.

Nominations Closed

President's Report

- February 2025 board achievements included:
 - Dredging of the Rusdell Channel
 - Park upgrades, including a new deck
- Delinquent accounts update:
 - Almost all accounts are now paid
 - Approximately one dozen delinquent accounts remain, compared to four pages previously
- Yard of the Month program implemented
- National Night Out:
 - Discussion held regarding how members were notified
- Question raised from the floor regarding the absence of bank statements on the website:
 - Request made to ask the Treasurer about financials and to include a detailed year-end balance sheet
- Reference made to Bylaws Article 11, Section 18

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Vice President's Report

- Water quality testing is conducted by Vice President Peter Kang
- Samples are submitted to a certified laboratory
- Annual cost: \$575
- According to the engineering company, water quality meets EPA standards, and the water is safe
- The report is available on lakevilbig.com
- Members asked questions regarding:
 - Locations of water testing
 - Overall water quality

Member Concerns

- Concern raised regarding the ILA website:
 - Members are unable to print documents
 - Font size is small
 - Request made to ensure meeting minutes are printable

Bylaws Discussion

- Althea Jones discussed making a motion to review the bylaws and vote on provisions the Board agrees are no longer relevant
- She cited Article 11, Section 18
- The motion was not seconded and therefore not discussed

Rules Committee

- **Chair:** Althea Jones
- **Members:** Rick Huffman, Scott Rose
- Linda Mikalik, a former Rules Committee member, spoke and identified previous committee members

Open Discussion Items

- December meeting minutes, rules, and fines and fees schedule were filed with the county; a copy was provided
- Question raised as to why no open meeting was held in the fourth quarter:
 - A closed meeting was held during that time
- Question regarding future dredging:
 - Some areas were not dredged
 - All required permits were obtained for dredging
 - A request was made for the dredging company contract
- State law Section 209.0051 was read aloud, noting that special meetings must be open to owners, with certain exceptions
- Closed meetings are permitted for pending litigation

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Irving Lake Association

P.O. Box 171111, Irving, Texas 75017-1111
www.lakevilbig.com

Results of Ballots

Bylaws Vote

- **Article 3, Section 4**
 - Yes: 100
 - No: 52
- **Reduce Membership Dues:**
 - Yes: 100
 - No: 57

Board of Directors Election Results

- Scott Rose – 88 votes
- Sonny San – 84 votes
- Ray Jeffery – 77 votes
- Sandra – 61 votes
- Mel Hodges – 13 votes

Adjournment

The meeting was adjourned at 9:05 p.m.

Minutes Approved on 2-1-26

President

Vice President

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