

**Irving Lake Association, Inc.
Special Meeting of the Members
Minutes**

Date: Thursday, March 5, 2026

Time: 8:30 AM (Meeting called to order at 9:00 AM)

Location:

Holiday Inn Express & Suites – Irving Convention Center
333 John Carpenter Freeway
Mustang Room
Irving, Texas 75039

1. Call to Order

Pursuant to the Temporary Injunction Order entered on **January 7, 2026**, in Cause No. DC-25-22074, the Special Meeting of the Members of the Irving Lake Association, Inc. was called to order by the President at **9:00 AM**.

2. Notice and Compliance with Court Order

Notice of the Special Meeting was provided to the membership in accordance with the Association's Bylaws and within the timeframe ordered by the Court.

The meeting was conducted in compliance with the Temporary Injunction, which required the Association to hold a Member-requested Special Meeting in accordance with the Bylaws and prohibited interference with such meeting.

3. Purpose of Meeting

The purpose of the Special Meeting was to allow the membership to vote on the proposed removal of certain members of the Board of Directors.

4. Conduct of Meeting

Following the call to order, the Secretary conducted the meeting and provided opening remarks outlining:

- The purpose of the meeting
- Voting procedures and proxy handling
- Quorum requirements under the Bylaws
- Expectations for orderly conduct

5. Ballot and Proxy Handling

The Election/Nomination Committee conducted the vote count independently and in accordance with the Bylaws.

The following procedures were followed:

- All ballots and proxies submitted, including those received by mail and in person, were provided directly to the Election Committee
- Mail-in ballots remained sealed until opened by the Election Committee during the counting process
- No ballots or proxies were removed, altered, or excluded prior to review by the Election Committee
- No ballots were disqualified
- The Election Committee completed an initial count, followed by a **second and third verification count** to confirm accuracy

The Board of Directors did not participate in or interfere with the counting process.

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

6. Meeting Conduct

During the counting process, multiple verbal outbursts occurred and there were attempts by certain attendees to influence or interfere with the Election Committee while performing its duties.

Individuals identified as participating in these disruptions included:

- Ray Jeffery
- Pierce Johnston
- Linda Mikilik
- Peggy Tackett
- Sandra White

Despite these disruptions, the Election Committee proceeded with and completed the vote count.

7. Vote Results

Total Votes Represented: 67

Director Removal Votes

- **Peter Kang**
 - Remove: 49
 - Do Not Remove: 3
- **Steve Martin**
 - Remove: 45
 - Do Not Remove: 9
- **Angel Pilarski**
 - Remove: 47
 - Do Not Remove: 3

Members Identified as Not in Good Standing: 12

No ballots were disqualified or excluded from the count. All ballots were included for transparency.

8. Quorum Determination

The Association consists of **218 total properties**. Pursuant to the Bylaws, quorum requires representation of **50% of the membership (109 votes)**.

With **67 votes represented**, quorum was **not achieved**.

Accordingly:

- No official business could be conducted
- The proposed removal of directors was not acted upon

9. Adjournment

The Secretary attempted to formally adjourn the meeting following the quorum determination. However, continued disruptions and outbursts prevented an orderly adjournment announcement.

The meeting was concluded without further business.

10. Record of Proceedings

The meeting was **audio recorded in its entirety** to preserve an accurate and complete record of the proceedings.

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11. Statement of Compliance

The Association:

- Held the Special Meeting within the timeframe required by the Court
- Provided proper notice to the membership
- Conducted the meeting in accordance with the Bylaws
- Allowed voting without interference
- Ensured all ballots were counted and verified

The inability to take action was solely due to the failure to meet quorum.

Minutes Approved and Posted

ILA Board of Directors

4-7-26

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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.

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**Irving Lake Association
2026 Annual Membership Meeting Minutes
*(Corrected 4-14-26)**

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)
*(Additional reports submitted, approved, and posted on 1-21-26 Year End Statement Activity, Balance Sheet, Cash Flow, and Profit Loss)
- **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
*(Correction removal of member Rick Huffman - not appointed & approved by Board of Directors)
- 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

Results of Ballots

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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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