



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

Board of Directors
Closed Board Meeting Minutes
Wednesday, December 3, 2025

Directors in Attendance:

Steve Martin, Daniel Hernandez, Peter Kang, Angel Pilarski

Director Not in Attendance:

Hanna Beachamp

Quorum: Established

Meeting Called to Order: 3:00 PM

Agenda

1. Delinquent Accounts
2. Various Lawsuits / Potential Lawsuits
3. Boat Sticker and Trailer Storage Fees
4. Illegal Enforcement of ILA Documents
5. Fatal Incident on Lake Vilbig

1. Delinquent Accounts

The Board discussed the status of delinquent accounts transferred to the current Treasurer from May 6, 2025, to present. Of the original 55 delinquent accounts, 23 remain outstanding, 8 of which are under lien.

A motion was made authorizing the Board to negotiate remaining delinquent accounts of **\$1,000 or greater**, with the ability to **waive all additional fees** except:

- the **10% annual interest** required under ILA Bylaws, and
- **actual lien filing fees** charged by the Dallas County Clerk's Office.

Motion seconded and passed unanimously.

2. Various Lawsuits / Potential Lawsuits

The Board received an update email from the ILA attorney regarding a lawsuit filed by taxing authorities against an ILA member. The ILA was named as a defendant solely because it holds a lien on the property. The attorney advised that no action is required at this time and that he will provide further updates as the case develops.

The Board also reviewed a video submitted by a homeowner showing additional tree cutting on ILA property. A motion was made authorizing the President to send a letter on behalf of the Board to the individual identified in the video as authorizing the tree cutting. The Board will determine next steps upon receiving a response.

Motion seconded and passed unanimously.

3. Boat Sticker and Trailer Storage Fees

Boat Sticker Fees

The Board discussed the improper assessment of boat sticker fees. A motion was made to **discontinue charging members** a boat sticker fee while continuing to **require identifying stickers on all boats or watercraft** using the lake.

Motion seconded and passed unanimously.

Trailer Storage Fees

The Board discussed current trailer storage fees. A motion was made to **increase the annual trailer storage fee from \$30 to \$50**, effective **January 2027**.

Motion seconded and passed unanimously.

4. Illegal Enforcement of Unrecorded Documents

The Board discussed the improper enforcement of documents that were never recorded or filed with the County. A motion was made to **revoke enforcement** of the following documents:

- *ILA Fines & Fees Document*
- *ILA Standard Operating Procedures*

Motion seconded and passed unanimously.

5. Fatal Incident on Lake Vilbig

The Board held a brief discussion regarding the fatal incident on Lake Vilbig. Members considered providing food and beverages as a condolence to the affected family residing on lake property. A donation purchase was made, pending Board approval via purchase authorization. It was noted that if the authorization is not approved, a Board member will personally reimburse the ILA for the expense.

Meeting Adjourned: 4:00 PM

2025 Board of Directors

Steve Martin
President

ILA.President.2@gmail.com

Daniel Hernandez
Vice President

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Peter Kang
Vice President

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Angel Pilarski
Treasurer

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Hanna Beauchamp
Secretary

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**Board of Directors
Closed Board Meeting Minutes**

Wednesday, September 10, 2025, via phone

Board of Directors in attendance: Daniel Hernandez, Peter Kang, Steve Martin, Angel Pilarski, Hanna Beauchamp

Quorum established

Call to order: 4:00 pm

Agenda:

1. Letter to the ILA member responsible for reckless damage and destruction of property
2. Election in 2026, Nomination Committee
3. Committees: Finance and Rules
4. Miscellaneous

1. Board approved letter to ILA member responsible for reckless damage and destruction of property. Secretary will mail the letter with invoice via certified mail, and return receipt requested. Board will be copied on email.
2. Board discussion regarding process and timeline from previous year. Definitive dates for this year TBD. Board approved removal of 2024 Nomination Committee, and appointed 2025 Nomination Committee.
3. Board appointed additional Finance Committee member and Rules Committee member.
4. Miscellaneous: Board discussion regarding questions from membership during meetings. Board agreed to provide answers via email, and post to ILA website under Q&A tab (to be added to website).

Adjourned: 4:50 pm

2025 Board of Directors

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Peter Kang
Vice President
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Angel Pilarski
Treasurer
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Hanna Beauchamp
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Board of Directors September Meeting Minutes

Thursday, September 4, 2025, South Irving Library 601 Schulze Drive Meeting Room #2

Board of Directors in attendance: Daniel Hernandez, Steve Martin, Angel Pilarski, Scott Rose, Hanna Beauchamp

Resignation of President Rose effective immediately; replaced by Peter Kang

Members in attendance: Peter Kang, Andrea Plachcinski, Ann and Mathew Chittatil, Pierce Johnston, Sandy White, John and Linda Mikalik, Althea Jones, Ping Wang and Andy Jia, Jimmy Joung, Steve Dillon, Rick Huffman, Julie and Mark Grigsby, Jay Purrington, Jun Guo and Andrew Zhou, Ray Jeffrey

Quorum established

Call to order: 5:32 pm and announcements by President Rose: Following the conclusion of Board business, each member will be allotted up to two (2) minutes to present items or concerns. Please note that all action items will be taken under advisement. Responses and any necessary follow-up will be provided via email, as appropriate. This process is consistent with the ILA Bylaws and Texas Property Code §209.0051(h).

Secretary Beauchamp

Motion made to approve June 26 Special Meeting Minutes, August 13 Emergency Meeting Minutes, August 27 Special Meeting Minutes submitted by Secretary Beauchamp, approved unanimously. Treasurer Pilarski will post them on the ILA website.

President Rose

1. Use of the unofficial Facebook page is no longer means of communication by the Board
2. Rusdell Island: some members are of opinion that it's the Board's responsibility to maintain it, use of volunteers not an option since it would violate the ILA's umbrella policy; keep the island as sanctuary vs clearing; financial impact \$40,000.00 - \$60,000.00, solicit input from the membership
3. Rusdell Island: addressed the unlawful clearing by an ILA member, authorities notified, the attorney consulted
4. Accomplishments: online payments available, deck installation in process, dredging completed, collection of about half of all delinquent payments with interest, ILA website updated
5. Resignation from the Board effective immediately; ILA materials will be returned to the Board
6. Current meeting: appoint VP Martin to preside

Treasurer Pilarski

1. Motions:
Appointment - Peter Kang - fill vacant board position: VP Martin seconded, discussion, motion carried 3-1.
Removal – 2024 Rules Committee Chair: VP Martin seconded, discussion, motion carried 3-1.
Appointment - Althea Jones – 2025 Rules Committee Chair: VP Martin seconded, discussion, motion carried unanimously.

2025 Board of Directors

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Vice President
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Peter Kang
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Angel Pilarski
Treasurer
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Accept mowing services from Loth (Lance) Bounlatay as needed for \$250/per mowing of Cypress Cove Park: VP Martin seconded, discussion, motion carried unanimously.

Accept proposal from Holy Family Catholic Academy charitable organization for ILA lake clean up for \$2,000.00, to take place on Saturday, October 4, 2025, 8am to 12 noon, VP Kang seconded, discussion, volunteers offer use of boats, motion not carried and tabled.

Approve letter to ILA member responsible for reckless damage and destruction of property, VP Martin requested time to get familiar with the letter's content, discussion, motion not carried unanimously.

2. Finance Report as of September 4, 2025, covering expenses and income from June through August presented during the meeting, current balance \$147,337.65, PAs signed (the report to be posted on the ILA website under the Member Section)
3. Review sale/transfer certificates with Secretary: tabled
4. Reassignment of the Board positions: VP Hernandez seconded, motion carried as follows: President – Steve Martin, VP – Peter Kang, remaining positions same.

Items for discussion/questions brought up by visitors:

1. Former Board Member turned in PO box key and a legal document filed with the Dallas County.
2. 2024 Elections Chair offered help with 2025 nominations and election process. Also mentioned Board members' expiring terms.
3. Water testing status: Previous water testing person discontinued. New company hired with recommendations of possible quarterly testing. New test to be conducted ASAP and results to be posted on ILA website.
4. ILA member voiced concern regarding Board appointment.
5. Posting on Facebook: the Board is not responsible for removal of any pictures/videos. The new ILA website is up, if membership wishes to post pictures/videos relating to activities on the Lake, please contact Treasurer Pilarski; comment made by ILA member that whatever the Board posts on the website, he would copy it and post it on Facebook.
6. ILA member questioned status of committees' replacements. Board member cited Bylaws regarding committee appointments.
7. ILA members provided detailed list of questions regarding dredging, and Cypress Cove Park.
8. ILA member suggested Board meetings start at later times, and be conducted in more flexible format.
9. ILA member noted that some info missing from one of the legal documents on website, Board made note for updating.
10. ILA website some info missing, e.g. Fines and Fees document: the website will be updated
11. ILA member appealed to Board and Membership to work towards common goal, and a healthy well-maintained lake.

Adjourned: 7:30 pm

2025 Board of Directors

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President

ILA.President.2@gmail.com

Daniel Hernandez
Vice President

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Peter Kang
Vice President

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Angel Pilarski
Treasurer

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Hanna Beauchamp
Secretary

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Board of Directors Special Meeting Minutes

Wednesday, August 27, 2025 via phone

Board of Directors in attendance: Daniel Hernandez, Steve Martin, Angel Pilarski, Scott Rose, Hanna Beauchamp

Call to Order: 6:02 pm

Agenda:

1. Update on recourse to take against the ILA member responsible for unauthorized clearing the Rusdell Island
2. Miscellaneous:
 - a. Electronic payments
 - b. Cypress Cove Park improvements

1. The attorney currently on the retainer was consulted and the civil lawsuit route is very expensive, legal representation cost \$375.00/hr. It might total over \$70,000.00. ILA Bylaws Article III Section 7 addresses actions to be taken against the person committing violations, which includes levying fines not to exceed the cost of the island repair (estimated at \$28,000.00) and \$500.00 fine for rule violation can be added. It would be a partial fine; the entire damage is estimated at \$63,000.00. Section 8 and 9 specify notice requirements for violations and the appeal process, punitive damages cannot be levied. If the violator chooses to appeal, it goes through the Rules Committee and the Appellate Committee appointed by the Rules Committee. Written notice by a certified letter return receipt requested must be mailed; it is currently drafted and to be reviewed by the attorney (\$5,000.00 added to the retainer account, if not used for the civil suit, it will be moved to the general retainer account). Depending on the outcome of the ILA Bylaws route, the Board can choose to file a civil suit.

Texas Property Code 209.006 thorough 209.008 governs written notice, hearing requirements, and collection conditions.

The police report has been filed; it's now between the violator and the court system.

The matter will be on the agenda during the September monthly meeting and a vote on the course of action will be taken.

It came to the Board's attention that some ILA members expressed interest in volunteering to maintain the island. However, it would violate the ILA's umbrella policy. The current insurance policy does not cover the Rusdell Island. The arborist will be contacted to get an estimate on

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regular maintenance of the island. The Board will poll the membership via email to gauge interest in covering this expense. A special assessment would have to be levied; the goal of the Board is to keep the current bank balance of \$140,000.00 intact.

2 Miscellaneous:

- a. Electronic payments to the ILA are now available
- b. Cypress Cove Park: decking is almost complete; a new fence is up

Adjourned: 6:27 pm

Upcoming Meetings/Events

Board Monthly Meeting

When: September 2, 2025 – 5:30 pm

Where: South Irving Library 601 Schulze Drive Meeting Room #2 (availability yet to be confirmed)

AI – assisted minutes submitted by the Secretary.

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Board of Directors Emergency Special Meeting Minutes

Wednesday, August 13, 2025 via phone

Board of Directors in attendance: Daniel Hernandez, Angel Pilarski, Scott Rose, Hanna Beauchamp

Call to Order: 6:00 pm

Agenda:

1. Damage to the ILA property - clearing the Rusdell Island by an ILA member without authorization
2. Miscellaneous:
 - a. new ILA website
 - b. response to overdue assessment letters

1. Damage to the ILA property: The Board received numerous calls from ILA members informing them about work being done on the island. Inspection by the Environmental Committee revealed ½ of the island cleared of trees and other vegetation, cut trees and dirt knocked into the channel, which has recently been dredged, seasonal bird population displaced, nesting grounds moved off the island. The ILA member responsible for the damage was contacted and received cease and desist notice. However, the work did not stop. The violation is deemed incurable. The dredge company has estimated damage in the amount of \$12,000.00; the arborist used by the ILA will be contacted to assess cost of planting trees and seeding grass.

The Board discussed options. The criminal mischief complaint with a felony charge since the damage exceeds \$2,500.00 (Texas Penal Code Section 28.03). The remedies for civil enforcement may include fines, assessments for costs of repairs, or restoration, loss of association privileges, which would mean access to amenities and voting rights legal action in small claims or civil court to recover damages. Taking no action is not an option since the ILA Bylaws determine the Board's responsibilities towards membership and lake maintenance.

To initiate any legal action the Board will consult the attorney currently on the retainer; \$375.00/hr.

Before the ILA takes any action against the offender, a written notice by a certified letter return receipt requested must be mailed.

First Amended Bylaws Article III Sections 6 – 9, the Board may act against a member committing violations, notice requirements are specified, appeal process outlined.

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The Board needs to verify/update membership of the Rules Committee; Althea Jones volunteered to chair it. In case of an appeal the Committee will appoint an Appellate Committee of at least five and no more than seven members.

The Board decided to cover only the attorney fees at this time and not to dip into the ILA savings to cover the cost of dredging the affected area and replanting the island until the money is recouped.

The matter will be on the agenda during the September monthly meeting and a vote on the course of action will be taken. The ILA member involved in the violation will be invited to the meeting.

2 Miscellaneous:

- a. The new ILA website will go live the week of August 18, 2025; the Board members are asked to review for corrections/additions.
- b. Very positive response to overdue letters prepared by the Treasurer; many members have paid up.

Adjourned: 7:31 pm

Upcoming Meetings/Events

Board Monthly Meeting

When: September 2, 2025 – 5:30 pm

Where: South Irving Library 601 Schulze Drive Meeting Room #2

AI – assisted minutes submitted by the Secretary.

2025 BOARD OF DIRECTORS

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**Board of Directors
Special Meeting Minutes**

Thursday, June 26, 2025, 2117 Bayview Drive

Board of Directors in attendance: Steve Martin, Angel Pilarski, Scott Rose, Hanna Beauchamp

Call to Order: 5:30 pm

Agenda:

1. Economic relief package program
 2. Park update
 3. Bills/Purchase Authorizations
 4. Miscellaneous
 5. Cancel two monthly meetings of the Board
-
1. Discussed economic relief package: the proposal to allow residents not in “Lien status” in certain financial situation to pay existing ILA debt within 6 months without fees or fines at this time it will not be offered, the Treasurer will mail letters to members with overdues
 2. Cypress Cove Park update: deck installation coming up, donated playground equipment will be delivered
 3. Bills paid/Purchase Authorizations approved and signed
 - a. Chad Fikes lake biologist \$425.00
 - b. Cypress Cove Park mowing \$800.00
 - c. Tax return \$350.00
 - d. Printer ink cartridges for the Treasurer \$90.49
 - e. Dual battery charger for Cypress Cove Park \$53.03
 - f. Office supplies (file folders and labels) for the Treasurer \$31.48
 - g. Yard of the Month gift cards each in the amount of \$25.00 for grand total of \$100.00 for July, August, September (one extra card since the program ends in September)
 - h. QuickBooks/Intuit online subscription \$37.31 monthly charge
 - i. Cypress Cove Park repair (deck, walkway) \$45,000.00
 - j. Cypress Cove Park trash cans (the old ones were stolen) and trash bags \$135.22
 - k. ILA attorney retainer \$783.00
 4. Miscellaneous
 - a. Hold off monthly lake analysis – conduct it on quarterly basis
 - b. 2 votes via email coming up: transfer of donated playground equipment \$4,000.00 and fence repair
 - c. ILA website to be shut down possibly mid-July, new under construction

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4. Cancel the Board's monthly meetings in July and August, resume regular monthly meetings in September

Adjourned: 6:42 pm

Upcoming Meetings/Events

Board Monthly Meeting

When: September 2, 2025 – 5:30 pm

Where: South Irving Library 601 Schulze Drive Meeting Room #2

AI – assisted minutes submitted by the Secretary.

2025 BOARD OF DIRECTORS

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Board of Directors June Meeting Minutes

Tuesday, June 3, 2025 South Irving Library 601 Schulze Drive Meeting Room #2

Board of Directors in attendance: Daniel Hernandez, Steve Martin, Angel Pilarski, Scott Rose, Hanna Beauchamp

Quorum established

Call to order and announcements by President: 5:30 pm. Motion made to approve April meeting minutes submitted by Secretary Beauchamp; approved by 4 directors, one ineligible to vote since he was not a Board member in the month of April. Guests are allotted up to two minutes to present any concerns/questions/suggestions; as needed the Board will respond by email.

Members in attendance: Peter Kang, Linda Mikalik, Sonny San, Kristi Wooddell

Items for discussion brought up by visitors

Sonny San objected to Rule #5 from Rules of Lake Vilbig – Fines and Fees Document amended January 2024 specifically “No fishing apparatuses such as ... nets...” He would like to catch bait in the lake to use it for fishing. The Board will have a discussion and respond by email.

President’s Rose Reports/Motions

1. Addressed changes to the Board membership; the former Treasurer was released on May 6, 2025; Vice President Pilarski assumed the role on an interim basis. Daniel Hernandez was unanimously voted via emails on May 2025 to fill the vacancy (First Amendment Bylaws of ILA Article XI Section 5).
2. Addressed changes to the committees:
 - a. John Mikalik stepped down from the Communications and Environmental Committees, the Board expressed sincere gratitude for his dedicated service to the ILA in multiple capacities over the years.
 - b. the Finance, the Rules, the Nominating Committee required (First Amendment Bylaws of ILA Article VIII Section 1); only the Finance Committee is in place, appoint the other two
 - c. the Environmental Committee: Chair Peter Kang, member Althea Jones
 - d. Any other committees previously operating or new committees that would like to organize and may request assistance from the BOD will need to reach out to the Board to initiate this action.
 - e. the “Yard of The Month” Committee spearheaded by Iris Dillon
3. Updated on the dredging project of the Rusdell Channel: the project completed under the proposed and approved amounts (the original budget approved by the previous board was \$176,000; the final proposal submitted by Envirodredge totaled \$235,000); the current

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- Board completed the project for \$118,160, which also included comprehensive services such as island bank cleanup, tree and overgrowth removal, post-dredging cleanup, and the disposal of substantial debris, including railroad ties, toilets, unearthed trees, and large volumes of resident deposited waste. Temporary stakes placed in the Rusdell Channel after dredging, permanent buys may be needed. Note: Dredging is not a permanent fix for boat traffic, as there are sub-marine landslides from inlet culverts installed by the City.
4. Will be using the savings from the dredging to repair and revitalize the park. President will be calling for a vote at a later date. The original budget approved by the previous board was \$176,000. Although the final proposal submitted by Envirodredge totaled \$235,000, this board was able to complete the project for just \$118,160—significantly under both the proposed and approved amounts. This is a cost savings of **\$57,840** from the previous Board’s Special Assessment.
 5. In addition, the dredging company reopened access to the area informally known as “PooPoo Lagoon.”
 6. Presented Cypress Cove Park initiative: the area has deteriorated, use some of the funds saved from the dredging project, conduct a member survey for suggestions, potential improvements, obtain cost estimates:
 - a. Installation of a designated walking/exercise path
 - b. Decking under the picnic tables reducing exposure to swampy ground, poison ivy, poison oak
 - c. Installation of a children’s playground (VP Hernandez volunteered to check on some equipment to be auctioned off)
 - d. Plant shade trees suggested by the Secretary (many lost due to storms) and inspect the shade (holes noticed in 2024): Peter Kang and the Environmental Committee tasked to research tree species
 7. Cypress Cove Park trespassing: uptick on trespassing incidents, contact the Board for the current combination
 8. Chad Fike lake biologist: very general in nature reports, no actual readings, possibly replace his service with a college student; reference the ILA Bylaws for guidelines pertaining to the Board responsibilities in maintaining the Lake

Treasurer’s Pilarski Reports/Motions

1. Records obtained from the following institutions:
 - a. Bank of America May 9, 2025 – presented statement as of May 2025
 - b. Fidelity May 16, 2025 – presented statement as of May 2025
2. Status of financial accounting software:
 - a. Easy HOA (financial accounting software) May 23, 2025 – cancelled (duplicate payments made by the ILA)
 - b. QuickBooks/Intuit (financial accounting software) – currently still no access, unable to see paid/unpaid dues
3. Status of debit cards with Bank of America: issued to the Board on May 6, 2025, unusable, reissued and received May 16, 2025
4. ILA Umbrella Insurance: not paid on time, replacement check cut on May 16, 2025

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5. 2024 tax: CPA contacted on May 26, 2025, not filed on time, a late filing fee assessed, the Treasurer made a motion to e-file 2024 taxes in the amount of \$158.00, Vice President Martin seconded, unanimously approved
6. HOA electronic payments: possibly available soon, fee paid by the ILA member
7. Requests for reimbursement: contact the Treasurer 15 days prior to a monthly meeting
8. Economic relief package: tabled pending QuickBooks access, schedule a special meeting
9. Sign Purchase Authorizations/bills
 - a. Purchase Authorization in the amount of \$4,391.00 for General Liability and Umbrella Insurance (replacement check)
 - b. Purchase Authorization in the amount of \$32.83 for an ink deposit stamp
 - c. Purchase Authorization in the amount of 7,000.00 to Fernando Tree Service
 - d. Reimburse John Mikalik in the amount of \$234.37 for 35 trophies for the Blake Casbeer fishing tournament
 - e. Reimburse Vice President Martin in the amount of \$68.43 for a lock and keys to Cypress Cove Park/shed
 - f. Purchase Authorization in the amount of \$18.61 for the Treasurer's expanding file folder

Secretary's Items

1. Suggestion to post the ILA agenda on the ILA website one week before the Board's meeting: response – not required by the Bylaws
2. Suggestion to make the agenda available to the Board before the meeting
3. Per the new Board meeting minutes are approved during the Board's meetings
4. The Secretary posts the minutes on the ILA website.

Vice President's Items

1. Distributed keys to the shed in Cypress Cove Park: the Secretary declined to receive hers

Adjourned: 7:02 pm

Upcoming Meetings/Events

Special Meeting of the BOD

When: TBD - a notice given at least three days before the meeting (First Amendment Bylaws of ILA Article VI Section 4)

Board Monthly Meeting

When: Postponed per Article VI – Section 3

Where: South Irving Library 601 Schulze Drive Meeting Room #2

AI – assisted minutes submitted by the Secretary.

2025 BOARD OF DIRECTORS

Scott Rose President 817-659-9688 ILA.President.2@gmail.com	Daniel Hernandez Vice President 214-228-9193 ILA.1st.vice.president@gmail.com	Steve Martin Vice President 469-601-3332 ILA.2nd.vice.president@gmail.com	Angel Pilarski Treasurer 214-206-6741 ILA.Treasurer@gmail.com	Hanna Beauchamp Secretary 972-986-1242 ILA.Secretary@gmail.com
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**Board of Directors
May Meeting Minutes**

Tuesday, May 6, 2025, South Irving Library 601 Schulze Drive Meeting Room #2

Board of Directors in attendance: Steve Martin, Angel Pilarski, Scott Rose, Sandy White, Hanna Beauchamp

Quorum established

Call to order and announcement by President: 5:40 pm

Members in attendance: Prashant Bhardwaj, Daniel Hernandez, Peter Kang, John Mikalik, Linda Mikalik, Andrea Plachcinski, Sonny San

Items for discussion brought up by visitors

Prashant Bhardwaj expressed concern about the odors emitted during the dredging process and filling his residence making it uninhabitable.

President Rose Items/Reports

1. Update on the dredging project in the Rusdell Channel: going as planned under the close supervision of President and Vice President Pilarski
2. A discussion was held regarding the number of trophies to order and the need for additional votes on related matters.
3. A \$500 donation to Tim Casbeer for the Annual Blake Casbeer kids fishing tournament to be held on July 5 was proposed and unanimously approved. This will cover trophies and food. It was noted the President was willing to fund the event if needed.
4. A discussion was held regarding updating bylaws (unchanged since 2011; open-ended and generic) to reflect new membership and evolving community needs.
5. Committee roles and effectiveness are reevaluated.
6. Social media use was discussed, including positive feedback and strategies to share project images (e.g., diving pictures).
7. Facebook is being utilized for boating information and broader communication.
8. Presentation regarding consideration of Debt Forgiveness of fees and interest of some ILA members tabled for a future meeting.
9. A boat ownership list and contact info made available to the Board
10. Cypress Cove Park invaded by fire ants; how many acres and cost; tabled for the July meeting
11. Will be using the savings from the dredging to repair and revitalize the park. President will be calling for a vote at a later date. The original budget approved by the previous board was \$176,000. Although the final proposal submitted by Envirodredge totaled \$235,000, this board was able to complete the project for just \$118,160—significantly under both the proposed and approved amounts. This is a cost savings of **\$57,840** from the previous Board's Special Assessment. Note: This is not a permanent fix, as there are sub-marine landslides as a result of the City placed inlet culverts.

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Treasurer White Items/Reports

1. Bills paid and Purchase Authorizations:

- a. Purchase authorization for dredging in the amount of \$112,000.00 approved unanimously via email (PA to be signed) Amount previously approved by the previous Board \$176,000 for the entire dredge project
- b. Purchase authorization for tree removal in Rusdell Channel in prep for dredging in the amount of \$12,000.00; approved unanimously via email
- c. City of Irving permit for dredging in the amount of \$65.00
- d. Reimburse Angel for two Yard of the Month gift cards (May and June) in the amount of \$50.00
- e. Chad Fikes lake biologist for April visit in the amount of \$425.00
- f. Jonathan Kirk for mowing/poison ivy spraying of Cypress Cove Park in preparation for Easter Egg Hunt in the amount of \$400.00
- g. Reimburse VP#2 for batteries in the amount of \$585.98

2. Financial update/review Customer Balance Summary as of May 5, 2025:

- a. 52 members with an outstanding balance of \$23,217.00
- b. Alternative payment plans: none
- c. Current liens: 7
- d. Lien warning letters sent: 8
- e. Potential liens to be filed: 3
- f. Liens to be removed: potentially 1 (property in foreclosure, lawsuit, ILA should get paid, the new owner will pay 2025 dues)
- g. Sale/transfer in February: 2 (1161 Bayside Drive, 1204 Garden Terrace Drive)

3. Balance Sheet /Current Cash as of May 5, 2025

- a. Fidelity main account - \$169,940.00
- b. Bank of America DDA - \$30,344.00
- c. Total cash - \$200,285.00
- d. 2 brokered CDs at Fidelity total \$80,000.00
 - i. Mature July 2025 - \$40,000.00
 - ii. Mature April 2026 - \$40,000.00
- e. Total cash and CDs - \$280,284.00

Adjourned: 6:30 pm

Closed Meeting called to order

Upcoming Meetings/Events

Board Monthly Meeting

When: June 3, 2025 at 5:30 pm

Where: South Irving Library 601 Schulze Drive Meeting Room #2

AI – assisted minutes submitted by the Secretary.

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Board of Directors April Meeting Minutes

Monday, April 8, 2025 at 5:30 pm South Irving Library 601 Schulze Drive Meeting Room #2

Board of Directors in attendance: Steve Martin, Angel Pilarski, Scott Rose, Sandy White, Hanna Beauchamp

Quorum established

Call to order and announcement by President: 5:35 pm, this meeting and all future meetings will be transcribed by Gemini AI as agreed by the Board. Motion made to approve March 5 meeting minutes submitted by Vice President Pilarski (Secretary Beauchamp not in attendance), approved by 4 Directors

Members in attendance: Prashant Bhardwaj, Steve Dillon, Jun Guo, Rick Huffman, Althea Jones, Peter Kang, Kristina Kelcher, Linda Mikalik, John Mikalik, Sonny San, Julie Skotak

Non-members in attendance: Tim Casbeer

Items for discussion brought up by visitors

Tim Casbeer requested the Board's support in organizing/financing the Annual Blake Casebeer Kids fishing tournament to be held on July 5th, estimated total cost \$500.00 (trophies, refreshments). The President volunteered to assist in setting up Cypress Cove Park for the event; contact Jonathan Kirk to mow the park to the edge of water. The matter was tabled for now.

Juan Guo requested the Board's support for a community building event in the form of Easter Egg Hunt to be held on April 19 at Cypress Cove Park. Discussion about the formation of the Social Committee and offering Juan Guo to chair it, to be revisited at a later date.

President Rose Items/Reports

1. All meetings will be recorded and transcribed using AI. Approved unanimously. The Board agreed to use a new meeting format for its proceedings. AI usage will streamline the approval process. AI minutes to be emailed by the President to the Board a few days after the meeting.
2. Prashant Bhardwaj appointed Assistant Treasurer; approved unanimously, discussion about the focus on confidentiality by all members with access to membership overdue payments, liens, payment plans.
3. The Dredging Committee be disbanded immediately due to lack of engagement and defiance of agreements. A committee member spoke on behalf of the Board at the City meeting without proper authorization, leading to a discussion about the dredging project's true purpose and the lack of factual information in recent years. President will lead this project with the assistance of Vice President Pilarski, approved unanimously, motion also included a proposal to expediate the project by providing regular updates and ensuring full transparency. Approved unanimously. Request to the Treasurer and the Finance Committee to have dredging funds readily available to expedite this project. The project's cost was discussed, with a final estimate of \$175,000.00 and a comprehensive

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- dredging project report was shared. The Dredging Committee and the Treasurer were tasked to collaborate in lowering the cost and using those funds for a future park enhancement project.
4. Motion made and approved to distribute financial spreadsheets to Board members including profit and loss statements and a detailed list of expenses. Hard copies distributed to the Board by the Treasurer. Discussion addressed the need for a more accessible location within the software system for the Board members to view documents. Motion made for an easier electronic form of financial information to be compiled and made available to the Board. Approved unanimously.
 5. President had a conversation with Chad Fikes lake biologist: the dredging project does not directly impact the health of the lake. Chad explained that stagnant water in the canal would take approximately 30 to 50 years to affect the lake's health, and dredging is not essential for maintaining the lake's overall condition. His primary concern is the sediment in the fishbowl. President inquired why we are only testing for basic water quality and plant growth rather than assessing actual water toxins. Chad clarified that his focus is mainly on fish habitat. Additionally, he offered to conduct the toxin tests free of charge, without the need for a formal contract.
 6. Motion made to appoint Peter Kang chair of the Environmental Committee as John Mikalik is stepping down, new committee members: John Mikalik, Althea Jones; approved unanimously. Discussion revolved around the Environmental Committee's responsibilities and enforcement of rules, focusing on lake maintenance and policy adherence. There was also talk about past issues and the need for a letter to be sent out to property owners in violation, possibly using letters drafted by the previous Board. The Board approved the Environmental committee's letters and fines policy, the Committee will be responsible for tracking and updating letters. A standard format letter for environmental compliance and the role of the Environmental Committee in following up on violations will be drafted.
 7. Moved that all committees and clubs, except for Communications, Environmental, Finance and Rules be paused until the current Board has time to assess the members and validity of these committees and clubs that request resources from the Board; approved unanimously. Motion also included a discussion about revising the committees and updating the communication platform.
 8. Proposed that the Board provide an economic relief package to residents not in "Lien Status." The proposal is being discussed to allow residents in certain financial situations to pay existing ILA debt within 6 months without fees or fines. It includes a one-time offer for forgiveness of existing fees and fines, with a 2.5% interest rate on outstanding balances, and the option for monthly payments (currently in place). Discussion about fees and interest stated in bylaws, with a focus on the need for amendments to ensure compliance. The conversation covered the status of fees and interest, and the potential for reducing these costs. The community discussed a forgiveness program for community members. President believes this will help clear the books, provide an influx of capital, offer administrative relief to the Treasurer, and assist our community in recovering from financial hardships. The individual will be responsible for contacting the Treasurer/Assistant Treasurer to make arrangements. This will be more clearly defined if

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passed. President proposed that the Board hold a closed session to discuss the customer balance summary.

9. Need to provide Bank of America with appropriate documents to apply for debit cards for the Board to avoid usage of personal credit cards.

Vice President Pilarski Items/Reports None

Vice President Martin Items/Reports

1. Submitted trailer inventory as of March 29; ILA list 31, on hand 25, identified 18, unknown 7, discrepancy two tagged #3
2. Need for a plan to manage and dispose of the trailers
3. Need for letters to be sent to individuals regarding the ownership of the trailers and a plan to address the issue
4. Coordinate search effort to locate missing trailers
5. Discuss the need for physical and digital records to match the trailers and ensure proper tracking.

Treasurer Items/Reports

1. Bills paid:
 - a. Purchase authorization in the amount up to \$400.00 for Easter Egg Hunt (with the condition for submission of all receipts); approved unanimously
 - b. Purchase authorization in the amount of \$5.00 filing fee to change ILA's corporate office removing Matt Shelley and recording Scott Rose (Change of Registered Office/Agent Form 401 with Secretary of State Austin, TX); approved unanimously
 - c. Purchase authorization in the amount of \$ 97.43 for Yard of the Month sign and \$25.00 gift card for the month of April winner to reimburse Iris Dillon; approved unanimously
 - d. Purchase authorization in the amount of \$61.16 for the LakeVilbig.com domain renewal to reimburse Joel D'Souza (his personal cc is on file)
 - e. Chad Fikes lake biologist invoice # 1245 for March visit in the amount of \$425.00
 - f. Purchase authorization in the amount of \$898.00 for Liability Directors and Officers Insurance January 2025
 - g. Purchase authorization in the amount of \$4,391.00 for General Liability and Umbrella Insurance due April 2025
 - h. Purchase authorization in the amount of \$400.00 to Jonathan Kirk for mowing/poison ivy spraying of Cypress Cove Park in preparation for Easter Egg Hunt
 - i. Purchase authorization approved via text in the amount of \$2,800.00 to Fernando Tree Service for tree/limb removal at Cypress Cove Park: three bids received, best bid taken with previous experience by a Board member, reflecting very good work done
2. Treasurer's financial update: President adjourned the meeting without review of this item, to be discussed at future meeting

Secretary Items/Reports

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1. Virus Protection Software Trent coverage has expired. Discussion concerning the need for ongoing measures to ensure the safety of data and hardware from malware; contact Joel D'Souza for input/suggestions
 2. The LakeVilbig.com domain renewed for 2 years until March 2027
 3. The WIX platform: the LakeVilbig.com is hosted on it, due to renew at the end of 2025 (last time renewed for 3 years \$448.15 with a 50% discount), Matt Shelley's cc is on file
 4. Discussion of the items/order of agenda, suggestions made to start with bills payment and financial updates, opposing views expressed, purpose of any changes: make meetings more efficient and shorten their duration.

Adjourned: 8:13 pm

Upcoming Meetings/Events

Board Monthly Meeting

When: May 6, 2025 at 5:30 pm

Where: South Irving Library 601 Schulze Drive Meeting Room #2

AI – assisted minutes submitted by the Secretary.

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Board of Directors March Meeting Minutes

Wednesday, March 5, 2025 – 5:30 pm

Meeting Call to order @ 5:35pm

Attendees:

Board of Directors: Scott Rose, Angel Pilarski, Steve Martin, Sandy White (Hanna Beauchamp Absent)

ILA Members: Peter Kang, Althea Jones, Betty Dawson, John & Linda Mikalik, Steve Dillon, Rick Huffman.

Notary Public: John Mikalik

Items for discussion

New Business

1. Annual Meeting Members Minutes:
 - Board Approved (3 accepted 1 abstained)
2. Bills To Be Paid:
 - Process Review Discussion
 - Board Approved Payments w/Signature for the following Bills:
 - Microsoft Annual Subscription (Paid by Board Member's Personal CC).
 - Board Member Reimbursement Check for payment to Microsoft.
 - State of Texas Change of Registered Agent/Office Fee.
 - Printer Cartridge for VP.
3. Treasurer's Financial Update:
 - Summary balance review.
 - Review on process of collecting fees.
 - Current liens / lien warning letters sent /liens filed / liens removal / foreclosures / law suits / possible payments to ILA.
 - Board Member made payment on behalf of neighbor's fees due
 - Discussion on lien fees, possible payment plans, and removal of interest and late fees.
 - Treasurer requested that a discussion be deferred until next board meeting so that all factors to be considered can be brought to the board's discussion and determination.
 - Consulting with Rules Committee for further discussion.
4. Lake Biologist (Chad Fikes) Email to ILA Board:
 - Discussion regarding monthly maintenance visits and fees which includes reports to the board on water testing, vegetation management, and wildlife health assessments for 9 months of the year beginning in March 2025.
 - Motion made to accept payment to biologist, motion seconded, board carried, voted and passed (3 accepted 1 opposed).
 - Contract forthcoming for board signature agreed to be signed by the president.

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5. Goals for 2025:

- Dredging Project Fact Finding Presentation was presented covering a timeline from July 2022 to present, with a complete status update directly from ENVIROdredge, City of Irving, and all other contacts made available.
- Recommendations were made for a Dredging Committee to be formed and charged with handling all aspects of the project moving forward with a selection of one point person from that committee to streamline all communications, and regular reporting to the board for any contract decisions.
- Motion was made for selection of Dredging Committee to be as follows:
 - Pierce Johnston (Chair)
 - Rick Huffman (Committee Member)
 - Steve Dillon (Committee Member)
- Motion seconded, board carried, voted and passed (4 Yes).
- Board requested that the Dredging Committee work closely with the Environmental Committee to ensure efficient decision-making, and that the Dredging Committee Chair be the primary point of contact for streamlining all communications, with complete board oversight necessary for decisions.
- Discussion by Dredging Committee on lake improvements, re-evaluation of previous proposed dredging project to include reducing locations for dredge, exploring new areas for waste materials, thus lowering project costs, and adjusting permitting requirements.
- Dredging Fact Finding Presentation will be posted on the ILA Website for all members view of complete status updates, and forthcoming updates.
- Upon consultation with the Board, a request was made that the dredging committee negotiate the price down to approximately \$150,000 so that more funds may be directed towards a family friendly project for the park.

6. Cypress Cove Park:

- Discussion regarding plans for park mowing, changing of lock combination, inventory of stored trailers, and park oversight.
- Treasurer submitted a proposal from Jonathan Kirk for mowing the park as needed for \$400/per. Two other bids were verbally provided at a higher cost.
- Motion made to accept mowing proposal, motion seconded, board carried, voted and passed (3 Yes 1 abstained).
- President suggested a board member volunteer to be responsible for park oversight.
- Steve Martin volunteered to take on the responsibility of park oversight, which includes trailers, upon securement of all necessary information.

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7. Board Meetings AI Transcription:
 - Discussion regarding the benefits of AI technology for capturing and editing meeting information, and plans to review AI processes for future meetings. Further review and discussion will continue next month with decision on usage.
8. ILA Bills:
 - Request for a list of ALL ILA bills to be submitted to the board.
 - Treasurer will bring a list of ILA bills from 2024 to the next board meeting.
9. ILA Taxes:
 - Request for ILA Tax information to be submitted to the board.
 - Treasurer provided all tax preparation processes and preparer information to the board.
10. Difference Between Renters and Airbnbs:
 - Discussion regarding ILA Renters virus Airbnbs lake access.
 - Rules Committee Chair suggested we review the ambiguity of Airbnb rental contracts and explore the possibly of enforcing rules & bylaws.
 - Further information gathering will take place to ensure clarity in the Airbnb contracts.
11. Demo Google Sheets:
 - Presentation was provided on accessing ILA members information using board's Google software.
12. ILA Website:
 - Discussion regarding possible revision of ILA website to create a more user friendly experience.
13. Weather Water Drainage:
 - Discussion on ILA member's concern regarding poor water drainage near home area with board suggestions on resolving.

Old Business

1. ILA Corporate Office:
 - Board continued and concluded all legal document processing for new board members including the following:
 - Change of Registered Office/Agent (President will complete before next board meeting).
 - Board Debit Cards (Paperwork completed and notarized).
2. ILA Liability Directors and Officers Insurance:
 - Discussion regarding the approval of the insurance policies for officers with cost increase.
 - Motion made to accept insurance cost increase, motion seconded, board carried, voted and passed (4 Yes).

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3. ILA Committees:
 - Request made for list of current ILA committees for current board review.
 - Informed and message sent to ILA Secretary for providing the list.
 - Discussion regarding maintaining existing committees.
 - Board will be reviewing current committees with recommendations.
4. Lake Clean Up TBC
5. Fine and Fees Document Rule #15 wording: TBC

Meeting Adjourned at 7:45pm

**Upcoming Meeting:
Board Monthly Meeting
Tuesday, April 1, 2025 @ 5:30pm
South Irving Library
601 Schulze Dr 2nd Floor Board Room
Irving, TX 75060**

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Board of Directors February Meeting Minutes

Tuesday, February 11, 2025 – 6:30 pm

Call to order: 6:30 pm

Attendees

Board of Directors: Steve Martin, Angel Pilarski, Scott Rose, Sandy White, Hanna Beauchamp

Visitors: Iris and Steve Dillon, Julie and Mark Grigsby, Greg Hoffmann, Rick Huffman, Peter Kang, John and Linda Mikalik, Andrea Plachcinski, Matt Shelley, Sonny San, Julie Skotak, Glinda Whitehurst, Kristi Woodell

Items for discussion

New Business

1. Board of Director positions: Steve made a motion to nominate Scott Rose for President, Angel Pilarski and Steve Martin for Vice Presidents (the officers want to eliminate the distinction VP1/VP2, however emails addresses need to be preserved intact), for Sandy and Hanna keep their current positions. Angel seconded. Motion passed unanimously. 2025 Board positions are as follows:
 - a. President – Scott Rose
 - b. Vice President – Angel Pilarski
 - c. Vice President – Steve Martin
 - d. Treasurer – Sandy White
 - e. Secretary – Hanna Beauchamp
2. January meeting minutes approved by the previous Board via email and posted on the ILA website.
3. Go over the ILA Code of Conduct for Association Meetings created/presented by Scott. The guidelines to apply to all attendees, working document and was tabled.
4. Brief review 2025 timeline of events/payments with due dates and responsibilities created by Hanna: working document, go over Bylaws article XI section 6-18, tabled for a future Board meeting
5. Transition to 2025 Board of Directors:
 - a. Andy's and Pierce's three ring binders passed on to the new Board
 - b. The Annual Meeting envelopes, boat stickers turned to Scott
 - c. Matt turned to Scott: the laptop, keys to the shed and the PO Box, set up time to transfer ILA boxes
 - d. Bank of America debit cards belonging to Matt, Andy, Pierce shredded during the meeting by Matt
 - e. ILA log ins (passwords can be changed but need to be written down),
 - f. Update the ILA 2025 Board of Directors footer (will be shared with the Board)
6. Vote on a resolution to remove no longer authorized signatories from Fidelity Accounts and to add new Board members to Fidelity Accounts: Sandy made a motion, Hanna seconded, motion passed unanimously. Retain Sandra White and Hanna Beauchamp as

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- signatories, add Steve Martin, Angel Pilarski, Scott Rose. Remove all other signatories including Jennifer Dsouza, Ann Chittatil, Andy Jia, Pierce Johnston, Matt Shelley.
7. Vote on a resolution to remove no longer authorized signatories from Bank of America Accounts and to add new Board members to Bank of America Accounts: Sandy made a motion, Hanna seconded, motion passed unanimously. Retain Sandra White and Hanna Beauchamp as signatories, add Steve Martin, Angel Pilarski, Scott Rose. Remove all other signatories including Andy Jia, Pierce Johnston, Matt Shelley.
 8. Discussion about BoA debit cards/Fidelity account: Fidelity does not give credit cards/debit cards to corporations, suggestion made to change financial institutions, Fidelity pays a better rate than others, cards are needed for convenience, and new Board members will have debit cards; Purchase Authorizations are required for every expense, copies of Purchase Authorizations given to the Board for approval. Blank Purchase Authorizations were given to each Board member, for future submissions. Angel submitted a bill for ink for her printer, which will be discussed with the completed PA at the next Board meeting.
 9. The ILA's corporate office is located at the residence of the president; Scott will complete online forms available at Attorney General's office
 10. Board monthly meetings: location TBD (Scott will call around to secure a free of charge location), possibly keep Tuesdays, time 6:30, possibly establish time limit for meetings
 11. The Annual Members Meeting minutes emailed to the Board for edits/approval on February 7 and was tabled for future approval
 12. Establish timeline for posting meeting minutes on ILA website: in 2024 Board meetings were held on Tuesday, the Secretary shared meeting minutes by Friday; 1st review by following Wednesday; 2nd review if needed; posted two weeks after the meeting; the Secretary texted the Board when minutes were emailed and stated a due date for edits/approval: keep as is, future changes if needed, possibly approve minutes at the following meeting, decide on how many details are included in minutes, agenda items shared only with the Board
 13. Effective February 14, 2025, the price for Microsoft 365 Family subscriptions will increase from \$99.99 per year to \$129.99. To continue with the new price, no action is needed, ILA's automatic renewal is scheduled for March 1, 2025. The Secretary will submit Purchase Authorization
 14. Treasurer's financial update:
 - a. Review Customer Balance Summary as of February 11, 2025
 - i. 84 members with outstanding balance of \$27,734.93, by comparison 12/04/2014 18 members with outstanding balance of \$15,114.60
 - ii. Alternative payment plans: 1 member
 - iii. Current liens: 7
 - iv. Lien warning letters sent: 8
 - v. Potential liens to be filed: 4 (info available during the March meeting)
 - vi. Liens to be removed: potentially 1 (property in foreclosure, lawsuit, ILA should get paid, the new owner will pay 2025 dues)
 - vii. Sale/transfer of property in Jan.: 0

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- b. Purchase Authorization PO Box rental March 1, 2025 – February 28, 2026
\$206.00
- c. Liens are filed by the Board following Standard Operating Procedures; during Board meetings Customer Balance Summary is available solely to the Board, members' names are not shared, they are referred to by numbers they listed under, confidentiality is maintained. Copies of Financial Statements available during the meeting.
15. Disseminate the ILA attorney's information to ALL Board members (email from Sandy sent to all Board members occurred prior to the Board meeting)
16. Review insurance policies for officers: tabled for a future meeting
 - i. Liability Directors and Officers Insurance January 2025
 - ii. General Liability Insurance April 2025
17. Recap Annual Meeting: tabled for a future meeting
18. Committees: the Board wants a list of 2024 committees and their members, Bylaws Article VIII Section 1, the required committees are Nominating, Rules and Finance (chaired by the Treasurer), other committees appointed as deemed necessary
19. Documentation provided with resale certificate: goal reduce number of attachments, convert to Word, add updates; tabled for a future meeting
20. Bass Club (President Rick Huffman): the Club has its own website, will get back with the Communications Committee once it is approved to see about including a link or deleted the page dedicated to the Club
21. Adopt a Spot on Garden Isle: neglected, trees infested with mistletoe: Can a new volunteer step up? It is noted that this is not the purview of the ILA as it is on the street, but we are attempting to assist the neighborhood.
22. Yard of the Month: Iris Dillon wants to revive her initiative to recognize the most appealing front yard for 7 months April through October, award \$25.00 gift card to Home Depot. Angel made a motion, Scott seconded, motion passed unanimously.

Old Business

1. Follow up on the unauthorized construction by the member: the ILA cannot sell or give away the Corporation's property. As stated in Article Eleven of the ILA Articles of Incorporation filed in the Office of State of Texas December 21, 1983. "The assets both real and personal of the Corporation shall be dedicated ... to an appropriate public agency to be devoted to purposes as nearly as practicable the same as those in which they were required to be devoted by the Corporation." The previous Board was informed by the City that the koi pond structure and the chicken coop were built in utility easement (which happens to be on ILA property). A debate ensued whether the structures built on the ILA's property be removed in its entirety, partially removed or kept and rebuilt as originally planned by the owner. The City will not grant a permit for his residence on property adjacent to the ILA property (on which he built the Koi pond and chicken coop) unless approval for the structures (koi pond and chicken coop) is provided by the ILA. It is brought to the attention that there are some other structures erected on the ILA

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property in the past by other members without the ILA's approval; granting building rights to one member sets a precedent, other ILA members can claim they also want to take advantage of this opportunity. It's brought to attention that Second Amended Restrictions Article VI Section 5 (e) states what structures are allowed within the Lake Area and neither Koi pond nor chicken coop are included. Steve made a motion to cut off the debate, Angel seconded, motion passed. Scott made a motion for the ILA to allow Peter the use of 3-5 feet of ILA property to leave the Koi pond in place, retain the concrete flooring where the chicken coop was and to reconstruct the chicken coop in question, Angel seconded; Scott, Angel, and Steve voted in favor. Sandy and Hanna voted against. The footage was amended to 10 feet; in favor Scott, Angel, Steve. Sandy abstained. Hanna against. Sandy wished that her reason for voting against the proposal be included in these minutes. Her reason is that building on ILA property except for specific reasons, which are not met in this proposal, is forbidden by the ILA Bylaws.

2. Dredging update: rumor spread around the membership that the project will be cancelled, suggestion made by some of the attending members to let Pierce Johnston who served on the previous Board and was involved in overseeing the project to continue his involvement to its completion, the City is expected to issue a permit within a couple of weeks, money for the project set aside and it didn't come from the Special Assessment, which was passed to stop operating our Corporation at a loss. During the Annual meeting questions arose as to placement of the bags to avoid creating mounds of dirt. Pierce delivered all pertaining documents to the new Board. A concern voiced that 4 feet of sediment removal is insufficient. Find out the cost of going up to 7 feet. However, even 4 feet would make a tremendous difference. Keep the membership informed: minutes and the ILA website.

Attachments to the agenda, NOT included in the minutes:

1. Resolution to remove/add Board members - Fidelity account
2. Resolution to remove/add Board members - Bank of America
3. Timeline of Events and Responsibilities
4. The proposed ILA Code of Conduct for all Association Meetings

Adjourned: 8:47 pm

Upcoming Meetings/Events

Board Monthly Meeting

When: March 5, 2025 – 5:30 pm

Where: South Irving Library – 2nd Floor Boardroom, 601 Schulze Dr, Irving, TX

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Annual Meeting February 4, 2025

Signed in households 61

Ballot 19

Proxy 125

Total eligible households represented 144 QUORUM REQUIREMENT IS MET

Call to order 7:20 pm

Board Members in attendance: Matt Shelley (absent due to personal emergency), Andy Jia, Pierce Johnston, Sandy White, Hanna Beauchamp

Election Committee in attendance: Ann Chittatil, Greg Hoffmann, Linda Mikalik

Open nominations for the ILA Board from the floor – none

Spreadsheet of ILA members with no email addresses available for updates to facilitate communication

It came to the Board's attention that a member was contacting ILA homeowners and sharing his disagreement with what he termed as a biased refusal to approve his constructions. Therefore, the Board wanted to clarify its position. The member constructed unauthorized structures on the ILA's property, maps of Lake Vilbig and areas belonging to the ILA were presented. The ILA's attorney was consulted to check if there's a possibility of selling some land to the homeowner, but the response was that the ILA cannot sell any corporations property. In addition, the structures in question were on the utility easement. The Board cannot approve anything that goes against the City's code. A former ILA president present at the meeting added that the ILA cannot give away the corporation's property unless it is passed on to an appropriate public agency. The member whose unauthorized structures were unapproved identified himself during the meeting and presented his side. He shared some correspondence with the City and himself and between the Board and the City.

It came to the Board's attention that proxies were collected by third parties. The ILA's bylaws outline the process of proxy collection; no harvesting of proxies is permitted. In addition, negative campaigning is prohibited.

Questions/comments/answers

Why did the Board change bylaws? The Board has no power to change any bylaws. If the membership chooses to do so, present suggestions to the new Board to explore. ILA members are invited to the Board's monthly meetings, minutes posted on the website.

What is the Board's agenda? The Board's goal is to maintain the lake and follow the rules.

A member comments that we cannot turn a blind eye to rule breaking since they are for protection of people and habitat.

If a house is sold, do I pay \$200.00? It's a transfer fee, usually paid by the buyer.

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Two individuals came to the member's house with information that the Board has turned ILA into HOA. Absolutely NOT.

What is ILA responsible for? Lake and waterfront.

Candidates in attendance share their reasons for expressing interest in running for the ILA Board.

Irving Lake Association, Inc. Status and Financial Report (handout passed to participants)

92 members past due

7 liens currently filed, 7 liens potentially to be filed

Payment plans available; contact the Treasurer

Goal to build up the reserve to about \$200,000.00

Review of Balance Sheet, comparison of December 31, 2023 with December 31, 2024

Questions/comments/answers

Will the assessment go up? The assessment will be kept at \$150.00 with no future increases planned.

Request for a more detailed list of expenses to be included in the report. A detailed list of expenses will be included in next year's report available during the annual meeting.

What about online payments? ILA is in the process of transfer to a new software EasyHOA,

Online payments will be available for a fee payable by the member.

Question about the amount spent on legal and filing expenses: A couple of issues came up that needed to be consulted with the attorney to ensure compliance with local and state law.

Special assessment concern: A member disputes calling dredging maintenance instead of improvement.

Highlights/Accomplishments 2024

Dredging update: the company hired for the project requested a release from the contract, the Board sought new bids, ENVIROdredge was awarded the project; estimate \$172,875.00; dredging locations are: part of the Rusdell Channel, area around the boat ramp, and the cut from the main lake going into the deep end. The members of the Board had meetings with the City and the latest information is that a permit will be granted within a couple of weeks. The dredging company will have the project on the calendar as soon as the permit is issued. The company plans to complete the project within 30 days. Dredging updates are posted on the website.

Questions/comments/answers

Where will the filter bags go? On the island's lowest parts, the dirt needs to be spread out, no mounds to be left, removing the bags off site would double the estimate, the community will be notified when the company commences the project.

Criticism of the bidding process implemented by the Board: The Board can accept only written bids. This requirement was shared with a member who expressed interest in dredging.

Why ENVIROdredge? Nationally recognized, competitive bid

Questions about areas to be dredged: The boat ramp is a safety issue, in case of an emergency during the low water level season, watercraft launching might be impeded. The canal: for the health of the lake to provide water flow.

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How to limit debris/silt coming into the lake? Watershed for South Irving, the City installed baskets, the rest is up to the ILA

Suggestion to form a Dredging Committee.

What is the cost of removing 6 feet of dirt instead of 4 feet that is currently planned? The Board will contact the company.

Lake cleanup in the fall: hired a non-profit for \$2,500.00 to complete the task due to very low volunteer turnout in previous years; The organization doing lake cleanup was able to come onto the lake several different times during the fourth quarter which allowed a more thorough cleanup. They did a great job and may be considered for future lake cleanups this year.

Questions/comments/answers

Suggestion to spread out lake cleanup over an extended period: It has been tried in the past with unsuccessful results.

Suggestion to wave fees for delinquent members who clean the lake.

A member dissatisfied with the Board since it did not appreciate the efforts of cleaning up the island and making improvements in the form of a fire pit and availability of a fire extinguisher. The Board determined that unauthorized tree cutting occurred and requested removal of tree limbs and all other items.

A member concerned with Rules of Lake Vilbig – Fines and Fees Document Rule #13 about cutting trees and the land of vegetation and \$500.00 fine. Have the Rules Committee look at and improve wording to avoid confusion.

The Election Committee finishes tallying votes and the election results are announced

- Scott Rose – 113 votes
- Angel Pilarski – 101 votes
- Steve Martin - 80 votes
- Pierce Johnston incumbent – 60 votes
- Daniel Hernandez - 37 votes
- Mel Hodges, Jr. - 16 votes
- Write in Steve Dillon – 1 vote

Scott Rose, Angel Pilarski and Steve Martin are elected to serve a two – year term.

The meeting was interrupted by loud side talking and leaving by many members. The remaining items on the agenda were not addressed.

The following announcements were made:

- Volunteers are needed for the Environmental Committee and the Social Committee.
- Boat stickers for sale
- Contact the Board with the information if you sell a trailer. If you don't, you will still see \$30.00 on your invoice.

The meeting ended at 9:30 pm

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Board of Directors Special Meeting Minutes

Friday, January 17, 2025 –7:30 pm

Call to order: 7:31 pm

Attendees

Board of Directors: Matt Shelley, Andy Jia (absent), Pierce Johnston, Sandy White, Hanna Beauchamp

Committee Reps: Linda Mikalik (Communications and Rules)

Visitors: Angel Pilarski, Scott Rose

Items for discussion

Old Business

1. The Annual Meeting: Discussed why the meeting rescheduled for January 16, 2025, was cancelled. Despite the fact that the original meeting for January 9, 2025, was cancelled due to inclement weather, our Bylaws require a minimum of at least 10 days' written notice on the new meeting date, and that was not met. This came to the Board's attention at the last minute and the meeting for January 16, 2025 had to be cancelled. The new meeting date will be February 4, 2025, and if that meeting has to be postponed due to inclement weather, it will move to February 6, 2025. Discussion took place regarding the new notice of the meeting that will be mailed out next week. The revised version was approved by the Board and the new mailing will include the meeting notice and absentee proxy. The Board will print new letters in-house, and the envelopes will be stuffed on Monday, January 20, 2025, (details below), volunteers are welcome to assist.
2. Dredging: update the Dredging History page on the ILA website with the latest information prior to the Annual Meeting

Adjourned: 8:41 pm

Upcoming Meetings/Events

Envelope Stuffing

When: January 20, 2025 – 6:30 pm

Where: 1323 Lakeshore Drive

Annual Membership Meeting

When: February 4, 2025 – 7:00 pm

Where: Garden and Arts Bldg. 906 S. Senter Rd.

2024 BOARD OF DIRECTORS

Matt Shelley President 214-673-2262 ILA.President.2@gmail.com	Andy Jia Vice President 972-804-5284 ILA.1st.vice.president@gmail.com	Pierce Johnston Vice President 214-435-2804 ILA.2nd.vice.president@gmail.com	Sandy White Treasurer 214-763-9733 ILA.Treasurer@gmail.com	Hanna Beauchamp Secretary 972-986-1242 ILA.Secretary@gmail.com
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Alternative Date if the February 4, 2025, meeting is cancelled due to inclement weather:

When: February 6, 2025 – 7:00 pm

Where: Garden and Arts Bldg. 906 S. Senter Rd.

Board Monthly Meeting

When: February 11, 2025 – 6:30 pm

Where: TBD

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Board of Directors January Meeting Minutes

Tuesday, January 7, 2025 – 6:30 pm

Call to order: 6:32 pm

Attendees

Board of Directors: Matt Shelley, Andy Jia, Pierce Johnston, Sandy White, Hanna Beauchamp

Committee Reps: Ann Chittatil (Elections Committee), John Mikalik (Communications and Environmental), Linda Mikalik (Communications and Rules)

Visitors: Daniel Hernandez, Scott Rose, Jeff Smallwood

Items for discussion

New Business

1. December meeting minutes approved via email and posted on the ILA website.
2. Purchase authorizations approved:
 - a. Director and Officers Liability Insurance \$898.00 through Jan. 10, 2026
 - b. UPS for Notary Services - \$10.00
 - c. United States Postal Service - \$397.93
 - d. Park Mowing Nov. 2024 - \$450.00
 - e. Office Supplies - Amazon \$205.78
 - f. Printer Ink - Amazon \$24.98
3. Treasurer's financials to be presented during the Annual Meeting, Financial Statements and PLC available at the meeting
4. Negative campaign: ILA members placing fliers on doors, spreading inaccurate information about decisions made by the Board; discuss steps to take: consider establishing rules addressing consequences for members conducting negative campaign on behalf of nominees, Bylaws Article VII section 5 refers to nominees only and states that campaign regulations require that the nominees refrain from attempts to exert undue influence of Member votes, denigrating fellow nominees (negative campaigning). The Treasurer responded to questions raised during the meeting and presented the Board's side in making decisions
5. Location for the Board's Feb. meeting: maybe at the South Branch library
6. WIX/domain renewal Dec. 9, 2022 thru Dec. 9, 2025, Matt Shelley's credit card on file \$448.15 for 3 years through 2025: bring it up in April
7. Reviewed a member's walkway plans; additional drawings to be submitted

Old Business

1. Continue planning the Annual Meeting to be held on Thursday, Jan. 9, 2025:

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- a. Elections Committee: Ann Chittatil membership rosters, Linda Mikalik will assist, contact Iris Dillon to see if she is available, Ann borrowed the ILA binder (turned in by Andy who is not running for a reelection)
 - b. Proxies turned in as of Jan. 7: 76; 108 needed to establish quorum
 - c. "2024 in review" notes for the President: add negative campaign to the agenda
 - d. ILA annual meeting documents mailed on 12/09/2024 received by Matt on 12/11/2024
 - e. Estimate cost of holding the meeting: postage (1st class postage rate 0.73), office supplies, in-house printing, cartridges, volunteer hours, location (the fee of \$75.00 waived): \$2.00 per member, if no quorum and need for second meeting \$0.73 per member
 - f. Quorum validation, tally sheets, membership roster, ballots - Hanna
 - g. Projector - Linda
 - h. The key to the facility - Sandy
 - i. Brief agenda handout - Sandy
 - j. Possibility of inclement weather, decision to be made by noon on Thursday whether to hold, if postponed emails, ILA website; Sandy will check with the City if the same location is available Jan. 16
2. Dredging update: the City denied a permit, Sandy and Pierce had a meeting with the City on Dec. 11, 2024, the City was contacted 3 times since then, no response yet, follow up from the Board in near future

Committees/Clubs:

- a. Bass Club (President Rick Huffman):
- b. Communications (co-chairs John and Linda Mikalik):
- c. Elections Committee (chair Ann Chittatil):
- d. Environmental Committee (co-chairs John Mikalik and Cecilia Dusek):
- e. Finance Committee (chair Sandy White):
- f. Park Committee (chair Matt Shelley; security Steve Gonzalez):
- g. Rules Committee (chair Linda Mikalik):
- h. Social Committee (chair Ping Wang):
- i. Women's Club (chair Kathleen Purrington):

Adjourned: 8:33 pm

Upcoming Meetings/Events

Annual Membership Meeting

When: January 9, 2025 – 7:00 pm

Where: Garden and Arts Bldg. 906 S. Senter Rd.

Board Monthly Meeting

When: February 4, 2025 – 6:30 pm

Where: TBD

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