

## INDIGO LAKE ESTATES PROPERTY OWNERS ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS ASSOCIATION HELD ON JANUARY 9, 2006 AT 7:00 PM AT THE NICHOLS SAWMILL ELEMENTARY SCHOOL, MAGNOLIA, TEXAS 77355.

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### **DIRECTORS PRESENT:**

Mickey Maywald, President  
Bob Lee, Director of Special Projects  
Dan Wax, Secretary  
Nigel Payne, Treasurer

### **DIRECTORS ABSENT:**

Frank Little, Vice President

### **IN ATTENDANCE:**

Amy Wax Delaney, Architectural Control Committee  
Mike Winkler, Dam Committee  
Suzanne Campbell, Garden and Trails Committee  
Vicky Maywald, Social Committee  
2 Property Owners  
Larry Quick representing the managing agent, Association Management, Inc.

### **OPEN FORUM:**

A homeowner submitted an application for ACC consideration.

An owner reported that many of the bridle trails are not being properly maintained, and suggested a series of community work days.

### **CALL TO ORDER:**

Due notice having been given and a quorum being present, the meeting was called to order at 7:30 P.M. The President, Mickey Maywald, presided and the managing agent assisted in recording the minutes.

### **ADOPTION OF AGENDA:**

On a motion duly made and seconded, the Agenda was adopted.

### **CONSIDERATION OF MINUTES:**

The minutes of the Board of Directors meeting held on November 17, 2005 and December 5, 2005 were reviewed. On a motion duly made and seconded, the minutes were unanimously approved.

### **COMMITTEE REPORTS:**

Garden Club – Suzanne Campbell reported that the Christmas decorations were successful, and would be stored in the new rental storage facility.

Trails Committee – No report

Architectural Control Committee – Amy Wax Delaney presented a written report identifying nine approved improvements, and one denied as incomplete. The ACC Committee would recommend paint colors for the Beach Pavilion.

Dam Committee – Mike Winkler reported that he had inspected the dam, and it was found to be in good condition. The Committee would begin submitting dam inspection reports. Mike agreed to mark the locations for the new signs on the dam and beach. Lawn Ranger would do the installation.

Lake Committee – The clarity of the lake continues to improve. A discussion followed regarding the need to continue running the pump. The consensus was to turn it off to save costs until needed later in the season.

Parks Committee – The Committee would consider purchasing park benches for the playgrounds in the parks.

**FINANCIAL REPORT:**

Financial statements for the period ending December 31, 2005 were reviewed and accepted.

A motion was made, seconded, and approved to pay the 2006 insurance premium as a lump sum by January 26, 2006.

**AMI MANAGEMENT REPORT:**

Deed Restriction violations were reviewed.

A motion was made, seconded, and approved to authorize the “Consent and Agreement” to allow an underground power line under the drainage easement for the owner of lot 06001062.

A motion was made, seconded, and approved to declare the abandoned autos on 29001 Diamond Creek as a nuisance and consider legal action to remove them.

WHEREAS, Article III, Section 3.09, of the *Declaration of Covenants, Conditions and Restrictions Indigo Lake Estates, Section 3* (Restrictions) grants to the Association the sole and absolute discretion to determine what constitutes a nuisance or annoyance to the subdivision;

WHEREAS, the Board of Directors (Board) of the *Indigo Lake Estates Property Owners Association* (Association) exercises the powers conferred upon the Association by the Association’s Restrictions, articles of incorporation, and bylaws;

WHEREAS, the property at *29011 Diamond Creek, Magnolia, Texas 77355* (Property) is located in *Indigo Lakes Estates, Section Three (3)* (Subdivision) and is encumbered by the Restrictions;

WHEREAS, the Board has determined that the following activity/condition on the Property constitutes a nuisance and annoyance to the Subdivision:

(1) The owners parking/keeping/storing junked/abandoned/inoperable vehicles on the Property and the owners' failure to remove the complained of vehicles from view

THEREFORE, be it

RESOLVED, that the Board finds that the above-described activity/condition constitutes a nuisance and annoyance to the Subdivision in violation of Article III, Section 3.09, of the Restrictions.

A motion was made, seconded, and approved to solicit cost proposals for the engineering phase of the erosion remediation project. AMI would coordinate the request for proposal.

A motion was made, seconded, and approved to accept the proposal for landscaping services from Lawn Ranger. The new contract would be effective from March 1, 2006 through February 28, 2007. AMI would notify all bidders of the decision.

**NEXT SCHEDULED MEETING:**

The next meeting of the Indigo Lake Estates Property Owners' Association Board of Directors would be held on February 6, 2006 at Nichols Sawmill Elementary in the Library at 7:00pm.

**ADJOURNMENT:**

There being no further business, the meeting adjourned.