

# ***INDIGO LAKE ESTATES PROPERTY OWNERS ASSOCIATION***

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**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS ASSOCIATION HELD ON MARCH 6, 2006 AT 7:00 PM AT THE NICHOLS SAWMILL ELEMENTARY SCHOOL, MAGNOLIA, TEXAS 77355.**

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## **DIRECTORS PRESENT**

Mickey Maywald, President  
Frank Little, Vice President  
Dan Wax, Secretary  
Nigel Payne, Treasurer

## **DIRECTORS ABSENT:**

Bob Lee, Director of Special Projects

## **IN ATTENDANCE**

Property Owners Bruce Springer and Snyder Gandy  
Mike Winkler, Dam Committee  
Paul Dorsett representing the lake management firm, Total Lake Management, Inc.  
Alex Taylor representing the managing agent, Association Management, Inc.

## **OPEN FORUM**

No Property Owners had business to bring before the Board

## **CALL TO ORDER**

Due notice having been given and a quorum being present, the meeting was called to order at 7:10 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 as amended.

## **CONSIDERATION OF MINUTES**

On a motion duly made the minutes of the Board of Directors meeting held on February 6, 2006 were approved.

## **COMMITTEE REPORTS**

Paul Dorsett of Total Lake Management, Inc. presented a report on the results of the most recent fishery survey of the lake. Mr. Dorsett reported there had been considerable improvement in the average weight of the bass which was also a good indicator of the overall health of the lake. He further reported there were no serious vegetation concerns.

Mr. Dorsett recommended harvesting of channel catfish over 12" long to keep them from overcompeting for food supplies. He also suggested liberal limits could be considered regarding harvesting of bass or crappie over 10" long.

Garden Club: The Committee did not have business to report.

Trails Committee: The committee did not have business to report.

Architectural Control Committee: The Committee did not have business to report. Two violations of structures within the 100' set back from the lake were discussed (both appearing to be over 7 feet tall, both in Section 2, block 1). Alex Taylor with AMI has the detail including lot numbers and will forward them to the ACC for action.

Dam Committee: Mike Winkler distributed copies of the February and March 2006 Committee reports. Mr. Winkler reported there were no significant issues at present but that there continued to be some erosion on the north side of the dam. He recommended no immediate action other than waiting for grass to regrow in the area. Mr. Winkler advised he had increased the irrigation schedule to three times weekly and the signs prohibiting ATV's on the dam appeared to be effective. He recommended investigating sealing of the inside of the spillway this summer.

Mr. Winkler also reported that he was following up with fire officials regarding installation of a Knox lock to permit easier access by fire officials. He also recommended prioritizing connections for water supply in event of fire. The Board agreed to pursue the matter including designs submitted at the February Board Meeting by the managing agent.

Lake Committee: The Committee had no business to report.

Parks Committee: The Committee had no business to report. Mickey Maywald reported that Pamela Towns had resigned as Chair of the Committee and that a search for a volunteer to replace Ms. Towns was underway.

Social Committee: Mickey Maywald reported on behalf of the Committee that the progressive dinner was scheduled for March 25, 2006 and that some host homes were still needed.

## **FINANCIAL REPORT**

The Board reviewed the financial statements for the period ending January 31, 2006. At January 31, 2006 the Association had cash balances of \$211,191 in the Operating Fund and \$215,964 in the Replacement Fund. During the month of January 2006 the Association operated at a deficit of \$4,037. The deficit was largely due to the 2006 insurance premium being paid in full during January versus being paid in installments. The financial statements were accepted.

The Board agreed to not proceed with foreclosing on a delinquent property owner due to the high level of unpaid taxes due on the property.

## **AMI MANAGEMENT REPORT**

Beach Pavilion: The managing agent distributed copies of the modification suggestions for the Beach Park building from Girard Interior Design, Inc.

Erosion Remediation: Proposals had been requested from RG Miller engineering and Sherrington, Inc. but had not been received yet.

Landscape Contract: The contract with Lawn Ranger as approved by the Board at its February 2006 meeting was mailed to the contractor with an effective date of March 1, 2006.

Boat Ramp Gate: the managing agent reported that Meyer Smith had resolved the date/time stamp problem and that it was now working properly.

2005 Audit: The audit engagement and confirmation letters as approved and executed at the February Board Meeting were mailed to O'Neal & Holmes.

Request for Variance: The Board agreed to defer any action on this request by a potential owner to the Architectural Control Committee when and if an application is filed.

**NEXT SCHEDULED MEETING**

The next meeting of the Indigo Lake Estates Property Owners' Association Board of Directors would be held on April 3, 2006 at Nichols Sawmill Elementary in the Library at 7:00pm.

**ADJOURNMENT**

There being no further business, the meeting adjourned.

Respectfully submitted:

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Recording Secretary

Approved:

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Chairman

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Date