

# ***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 APRIL 3, 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  
Nigel Payne, Treasurer  
Bob Lee, Director of Special Projects

## **DIRECTORS ABSENT:**

Dan Wax, Secretary

## **IN ATTENDANCE**

Property Owner Snyder Gandy  
Amy Wax Delaney, Architectural Control Committee  
Mike Winkler, Dam Committee  
Vickie Maywald, Social Committee  
Alex Taylor representing the managing agent, Association Management, Inc.

## **OPEN FORUM**

Snyder Gandy had several questions regarding the financial statements to which the Board and managing agent responded.

## **CALL TO ORDER**

Due notice having been given and a quorum being present, the meeting was called to order at 7:40 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**

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

## **COMMITTEE REPORTS**

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

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

Architectural Control Committee: Amy Wax Delaney distributed copies of the February and March 2006 Committee reports. Ms. Delaney reported as follows:

- Hardee TexStar was now submitting form surveys (they had not been in the past).
- The Texas Commission on Environmental Quality was investigating Vanity Homes concerning a home built in the community.

- Roadrunner and Ace Fencing are providing property owners with inaccurate information regarding approvable fences. The Committee and managing agent were to contact these contractors regarding the inaccuracies.
- On a motion duly made the Board agreed to a variance for a section of split rail fence along the bridal path.
- In response to letters sent by the managing agent, two owners advised that “wire structures” in their back yards were mesh fences to keep wildlife from their gardens. Ms. Delaney advised that the ACC did not consider these structures to be permanent.

Dam Committee: Mike Winkler distributed copies of the April 2006 Committee report. He reported that the dam looks good and that all measurements were in line with accepted guidelines. He also reported that the expansion joints of the spillway needed sealing.

Lake Committee: The Committee had no business to report.

Parks Committee: Mickey Maywald reported that repairs to the pier at the dam park were delayed because the ramp to the dock was missing, having apparently floated away. Efforts were being made to find the ramp. Mr. Maywald was also investigating benches for the parks and the board agreed to purchase 2 benches for the beach park and 1 each for the dam park and the basketball pavilion.

Social Committee: Vickie Maywald reported that the Easter Egg hunt was to be held April 15 and that the Committee was planning a summer dinner using lake homes as hosts and having boats shuttle the guests from home to home. A July or August date was being considered for the event.

## **FINANCIAL REPORT**

Financial Statements: The Board reviewed the financial statements for the period ending February 28, 2006. At February 28, 2006 the Association had cash balances of \$236,729 in the Operating Fund and \$216,002 in the Replacement Fund. For the 2 months ended February 28, 2006 the Association operated at a surplus of \$21,777. The financial statements were accepted.

Collections: The managing agent reported that over \$40,000 of past due assessments were collected during February 2006.

2005 Audit: The board agreed to engage O’Neal & Holmes to provide the 2005 audit and tax return. Mickey Maywald executed the engagement letter on behalf of the Association.

## **AMI MANAGEMENT REPORT**

Annual Meeting: Mickey Maywald agreed to stand for re-election as had Frank Little. The managing agent was to prepare the ballots and the annual meeting mailer.

Mickey Maywald reported that Live Wire Electric had been approved to install indirect lighting at the pavilion for a price not to exceed \$1,000. The managing agent was to notify Live Wire to obtain its advice. Live wire was also to provide information regarding a light for the boat ramp.

AMI would solicit bids for the pavilion renovation following the design by Louise Girard.

Live Wire would provide cut sheets for the proposed light fixtures at the boat ramp.

AMI would contact John Sherrington Inc and RG Miller Engineering to determine interest in bidding on the erosion remediation project.

AMI would begin contacting contractors to determine interest in the regarding project at Beach Park.

The Board approved a sign for the dam park advising owners “swim at own risk, no glass containers.”

**NEXT SCHEDULED MEETING**

The next meeting of the Indigo Lake Estates Property Owners’ Association Board of Directors would be held on May 1, 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