

# ***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 MAY 1, 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  
Dan Wax, Secretary

## **IN ATTENDANCE**

Property Owner Bruce Springer  
Amy Wax Delaney, Architectural Control Committee  
Mike Winkler, Dam Committee  
Vickie Maywald, Social Committee  
Larry Quick representing the managing agent, Association Management, Inc.

## **OPEN FORUM**

Owner Bruce Springer asked that the newsletter mailing address data base receive more frequent updates. He also asked that the Board Meeting schedule be printed in the newsletter. The POA should consider reducing the speed limit from 35 mph to 30 mph. Larry Quick was the only AMI employee that consistently returned calls.

## **CALL TO ORDER**

Due notice having been given and a quorum being present, the meeting was called to order at 7:15 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 from the April 3, 2006 Board of Directors Meeting were tabled for revisions until the next meeting. They would be considered for approval along with the May minutes at that time.

## **COMMITTEE REPORTS**

Garden Club: No report.

Trails Committee: No report.

Architectural Control Committee: Amy Wax Delaney distributed copies of the April 2006 Committee reports indicating the reception of 13 applications. 11 were approved, including 2 new homes.

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. Mike would continue working with the Fire Department to resolve issues of ramp access and water availability for the tankers. He also reported that the expansion joints of the spillway needed sealing. Larry Quick would contact Epoxy Design Systems for an inspection and cost proposal.

Lake Committee: Mark Wordley proposed purchasing a camera and DVR to be installed at the boat ramp to aid in monitoring access. The decision was tabled until the full costs are available. AMI would de-activate the ramp access card for 28118 Walnut Creek Court since they no longer own a registered craft. Larry Quick would arrange for the security patrol to do random checks at the ramp on holiday weekends and other random times.

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. Larry Quick would send a check for 50% of the \$1601 to place the final order for 2 benches for the beach park and 1 each for the dam park and the basketball pavilion.

Brent Frenchak was asked to coordinate solicitation of cost proposals to re-grade Beach Park and dredge the beach.

A motion was made by Nigel Payne and seconded by Frank Little to appoint Liz Ayo and Kayce Wright as co-chairs of the Parks Committee. The motion was unanimously approved.

Social Committee: No report

## **FINANCIAL REPORT**

Financial Statements: The Board reviewed the financial statements for the period ending March 31, 2006. The financial reports were accepted. Nigel Payne would provide an accurate financial statement to Larry Quick for presentation at the Annual Meeting. Nigel Payne and Larry Quick would work with the new AMI bookkeeper to correct the ongoing errors in the report.

## **AMI MANAGEMENT REPORT**

A written report was submitted.

Larry Quick would present the Lawn Ranger monthly invoice with crew sheet documentation for review.

Larry Quick would contact the patrol officers to have them provide a summary of activity with their invoices, and present these reports to the Board for review.

**OLD BUSINESS**

AMI would send second letters to the owners along Nichols Sawmill Road to request fence cleaning, repair, and painting.

Larry Quick would contact Lawn Ranger that pine straw topping would not be required at the entry gardens.

**NEW BUSINESS**

A motion was made by Frank Little and seconded by Nigel Payne to award the contract to Beal & Associates to renovate the Beach pavilion for \$14,007. The motion was unanimously approved.

**NEXT SCHEDULED MEETING**

The next meeting of the Indigo Lake Estates Property Owners' Association Board of Directors would be held on June 5, 2006 at Nichols Sawmill Elementary in the Library at 7:00pm.

**ADJOURNMENT**

There being no further business, the meeting adjourned.

Respectfully submitted:

\_\_\_\_\_  
Recording Secretary

Approved:

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Chairman

\_\_\_\_\_  
Date