

INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION HELD ON JULY 10, 2006 AT 7:00 PM AT 20202 INDIGO LAKE DRIVE, MAGNOLIA, TEXAS 77355.

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 Owners, Keith Leonard and Giles Clark
Amy Wax Delaney, Architectural Control Committee
Liz Ayo, Parks Committee
Mike Winkler, Dam Committee
Lake Committee
Larry Quick representing the managing agent, Association Management, Inc.

OPEN FORUM:

Owner Keith Leonard presented his request for ACC approval for his project at 20011 Country Lake Drive.

Owner Giles Clark asked the Board to help him with a temporary solution for his accumulation of vintage cars while he plans and builds a shop for them.

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

A motion was made by Nigel Payne and seconded by Bob Lee to approve the revised minutes of the June 5, 2006 Board of Directors meeting. The minutes were approved.

COMMITTEE REPORTS

Garden Club: No report.

Architectural Control Committee: Amy Delaney Wax reviewed the written report showing 14 ACC approvals and two denials. One of the approvals was a new home.

Larry Quick would send letters to the two homes under construction that have slowed down and may not meet the completion deadlines.

Parks Committee: Liz Ayo reported that volunteers were ready to install the new benches in the parks.

The committee would assemble volunteers to wash the park fences.

The proposed light at the boat ramp would be installed by volunteers.

Dam Committee: Mike Winkler reported that the vegetation on the dam is growing well with the new irrigation system, and erosion is under control.

Lake Committee: The Committee would contact Total Lake Management to survey the rapid growth of lake vegetation.

The new guest flags for guest boats have arrived. They would be attached to guest boats with Velcro attachments.

The signs for the boat ramp arrived and would be installed on the ramp gate.

New boat registration stickers would be ordered.

Trails Committee: No report.

Social Committee: An update on the planning for the Progressive Dinner was provided.

FINANCIAL REPORT:

Financial Statements: The Board reviewed the financial statements for the period ending May 31, 2006.

Delinquent accounts were reviewed. Property 01002055 was foreclosed. The property has sold. The delinquent assessments of \$567.31 would be written-off.

Property 04003008 would be investigated by Bob Lee to determine the feasibility of posting for foreclosure.

AMI MANAGEMENT REPORT:

A written report was submitted and reviewed.

OLD BUSINESS:

Larry Quick would solicit a bid to repair the damaged post at Dam Park

The signage for the restrooms at Bach Park Pavilion was discussed. Larry Quick would ask Louise Girard for a recommendation.

Brent Frenchak would provide recommendations and specifications for the resurfacing of the parking lot at Beach Park.

The need for additional fencing and gate near the Beach Park Pavilion to protect the septic system was discussed. Larry Quick would solicit cost proposals.

The contract with Aero-Septic would expire and be renewed in January 2007.

The special patrol service request for the July 4th holiday weekend was discussed. The constables reported that the extra patrol was provided.

Scott Hazelwood requested an increase for patrol wages from \$20 to \$25 per hour to match other communities. The issue was tabled. Larry Quick would solicit cost proposals from private patrol services for a comparison.

The bid of \$825 from Quality Playgrounds to inspect the three playgrounds was discussed. The issue was tabled.

Larry Quick would send a letter to Giles Clark to submit ACC application for the new shop by September 1, 2006, with completion by September 1, 2007. Fines would begin on September 1, 2006, but waived as long as the plan is completed and the vehicles stored in the new shop by September 1, 2007. Failure to complete the plan would make the fines retroactive to September 1, 2006.

NEW BUSINESS

Larry Quick would solicit cost proposals for large landscape rocks to provide barriers on the unwanted dirt trails that currently provide unwanted ingress into the community.

NEXT SCHEDULED MEETING

The next meeting of the Indigo Lake Estates Property Ownersø Association Board of Directors would be held on August 7, 2006 at 20403 Timber Ridge Drive at 7:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully submitted:

Recording Secretary

Approved:

Chairman

Date