

INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION HELD ON AUGUST 07, 2006 AT 7:00 PM AT 20202 INDIGO LAKE DRIVE, MAGNOLIA, TEXAS 77355.

DIRECTORS PRESENT:

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

DIRECTORS ABSENT:

Mickey Maywald, President
Bob Lee, Director of Special Projects

IN ATTENDANCE:

Amy Wax Delaney, Architectural Control Committee
Liz Ayo, Parks Committee
Mike Winkler, Dam Committee
Mark Wordley, Lake Committee
Lake Committee
Larry Quick representing the managing agent, Association Management, Inc.

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 Vice President, Frank Little, 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 Dan Wax and seconded by Nigel Payne to approve the minutes of the July 10, 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 of 5 approvals, 1 incomplete, and 1 denial.

Parks Committee: Liz Ayo reported that volunteers installed the park benches. The volunteers would soon lengthen the chain at the Beach Park gate to make it easier to lock.

Dam Committee: Mike Winkler reported minor erosion on the back side of the dam, and would wait until Fall to do additional fill and planting.

Larry Quick would contact Lawn Ranger to request the cutting of the weeds between the fence and spillway.

Larry Quick would ask a contractor to replace the cable on the road-side barrier at Dam Park at a not-to exceed price of \$500. The first road-side post in Dam Park would also be replaced and set in concrete.

Mike Winkler would contact Bob Battey to discuss the concern of the growth of cattails near the spillway.

Larry Quick would get the combination to the cable lock at Dam Park for the Committee.

Lake Committee: The Committee contacted Total Lake Management to survey the rapid growth of lake vegetation. The company inspected the weed growth and stated that it was normal and could be left alone at this point. Mark would ask Total Lake Management to identify one specific weed to reassure that it would not aggressively invade the lake.

The Committee asked that the board consider adding funding to the 2007 budget to begin herbicide treatment if required to control lake vegetation growth.

The new boat registration stickers were ordered.

The Committee was searching for a contractor to produce the new guest craft flags.

Trails Committee: No report

Social Committee: No report

FINANCIAL REPORT:

Financial Statements: The Board reviewed the financial statements for the period ending June 30, 2006. Delinquent accounts were reviewed.

AMI MANAGEMENT REPORT:

A written report was submitted and reviewed.

OLD BUSINESS:

Brent Frenchak provided his recommendations and specifications for the resurfacing of the parking lot at Beach Park. Larry Quick would use the same specifications to seek additional bid proposals.

Larry Quick presented the bid proposal for new fencing and gate near the Beach Park Pavilion to protect the septic system. A motion was made by Nigel Payne and seconded by Dan Wax to accept the proposal from D & D Vinyl Fabricators to install the new fence and gate at a not-to-exceed price of \$1000.00. The motion was approved.

Mickey Maywald would submit the ACC application for the new fence.

Scott Hazelwood requested an increase for patrol wages from \$20 to \$25 per hour to match other communities. Larry Quick presented the cost proposal from Professional Guard and Patrol, Inc. Securitas would also submit a bid. The issue was tabled until the next meeting.

Larry Quick would contact one of the patrol companies to arrange for supplementary patrols from noon until 8:00 pm on Saturday, Sunday, and Monday of Labor Day Weekend.

Larry Quick presented a cost proposal for large landscape rocks to provide barriers on the unwanted dirt trails that currently provide unwanted ingress into the community. A motion was made by Dan Wax and seconded by Nigel Payne to arrange for a load of broken concrete to be delivered and dumped on the dirt road to make it impassable. The motion was approved.

NEW BUSINESS

A motion was made by Dan Wax and seconded by Nigel Payne to authorize a letter to the owners of 20510 Timber Ridge that fines would start in September if the deed restriction was not corrected. The motion was approved.

A motion was made by Nigel Payne and seconded by Dan Wax to authorize a letter to the owners of 28711 Sapphire Circle that fines would start in September if the deed restriction was not corrected. The motion was approved.

A motion was made by Frank Little and seconded by Dan Wax to authorize a letter to the owners and residents of 28003 Nichols Sawmill Road that fines would be levied for each future occurrence of boat usage without boat registration. The motion was approved.

NEXT SCHEDULED MEETING

The next meeting of the Indigo Lake Estates Property Ownersø Association Board of Directors would be held on September 11, 2006 at Nichols Sawmill Elementary School at 7:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully submitted:

Recording Secretary

Approved:

Chairman

Date