

INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION HELD ON SEPTEMBER 11, 2006 AT 7:00 PM AT NICHOLS SAWMILL ELEMENTARY SCHOOL, MAGNOLIA, TEXAS 77355.

DIRECTORS PRESENT:

Mickey Maywald, President
Frank Little, Vice President
Nigel Payne, Treasurer
Dan Wax, Secretary
Bob Lee, Director of Special Projects

IN ATTENDANCE:

Ken Alexander, Architectural Control Committee
Liz Ayo, Parks Committee
Kayce Wright, Parks Committee
Mark Wordley, Lake Committee
Vicky Maywald, Social Committee
Two owners
Two representatives from Total Lake Management
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. 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 with the addition of the ingress roads.

CONSIDERATION OF MINUTES

A motion was made by Dan Wax and seconded by Nigel Payne to approve the minutes of the August 7, 2006 Board of Directors meeting. The minutes were approved.

COMMITTEE REPORTS

Garden Club: No report.

Architectural Control Committee: Robert Fatheree reviewed the approvals for 2 new homes, 5 fence requests, and 2 barn applications.

Parks Committee: Liz Ayo asked for the scheduling of ant treatments in the parks. Larry Quick would contact Lawn Ranger.

Volunteers would check the playground equipment for stability and safety.

The Committee would confer with Bob Lee to select a suitable light fixture for the boat ramp. A dusk-to-dawn sensor would be installed with the new light.

Dam Committee: No report.

Lake Committee: Paul Dorsett from Total Lake Management identified several lake weeds and declared them normal. Since the lake clarity was improving, weed growth was increasing. Musk Grass (chara algae), bushy pond weed, and water primrose were prevalent in the lake. The typical algaecide used on Musk Grass is cutrine ultra or cutrine plus. Treatment should be made on a sunny, calm day to reduce dilution. Bushy pond weed is controlled with Nautique. The weed growth may be a nuisance, but normal. Paul recommended additional budget funding for treatments next summer.

The Board consensus was that any private treatments by individual owners for vegetation growth should be performed through Total Lake Management, and paid by the individual owner. When treatments were requested by the Board, the payment would be made with POA funds.

A motion was made by Nigel Payne and seconded by Dan Wax to allow a renter to register a water craft. The motion was unanimously approved.

Trails Committee: No report.

Social Committee: The Halloween Hayride would be held on Halloween night. Cookies with Santa would be scheduled for December 2.

FINANCIAL REPORT:

Financial Statements: The Board reviewed the financial statements for the period ending July 31, 2006. Delinquent accounts were reviewed.

The 2005 Income Tax Return was review, approved, and signed.

AMI MANAGEMENT REPORT:

A written report was submitted and reviewed.

OLD BUSINESS:

Brent Frenchak provided recommendations and specifications for the resurfacing of the parking lot at Beach Park. Larry Quick sent the specifications to Ace Pavers and All American Paving, but neither responded. Trustees recommended contact with Pro Paving and Teague's Asphalt Paving.

Larry Quick sent requests for security patrol proposals to Securitas, Burkhalter, and Professional Guard and Patrol. Securitas chose not to submit a cost proposal. Proposals from Burkhalter and Professional Guard and Patrol were reviewed. The issue was tabled

to the next meeting. Larry Quick would invite Constables Jones and Hazelwood to the next meeting to discuss community concerns. Dan Wax would investigate the patrol service used at High Meadow Ranch.

Larry Quick would arrange for the brush to be cut back four feet from the interior of the fences along the mineral reserve. Larry Quick would arrange for the washing, priming, and painting of the fence along the mineral reserve.

Once the work was completed along the mineral reserve, Larry Quick would contact the owners along Nichols Sawmill to complete the brush cutting and fence maintenance on their private property. Estimated costs for brush cutting and fence maintenance would be included in the letters.

Larry Quick would contact D & D Vinyl Fabricators to request a proposal to relocate the pavilion fence gate 6 feet closer to the road.

Mickey Maywald would visit the site of unwanted ingress near the water tower to estimate the length of the area for installation of posts and cable to reduce ingress.

Bob Lee would determine the appropriate wording for bridle path signs restricting motorized vehicles.

NEW BUSINESS:

Larry Quick would contact Meyer Smith Gate Company to get the cost proposal for the ramp camera system.

Larry Quick would contact Meyer Smith for a cost proposal for a gate at Beach Park.

The proposed 2007 budget was reviewed. Minor changes were made, and the budget would be reviewed again at the next meeting.

NEXT SCHEDULED MEETING

The next meeting of the Indigo Lake Estates Property Ownersø Association Board of Directors would be held on October 9, 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