

INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION HELD ON OCTOBER 9, 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:

Amy Delaney Wax, Architectural Control Committee
Liz Ayo, Parks Committee
Kayce Wright, Parks Committee
Mark Wordley, Lake Committee
Suzanne Campbell, Garden Club
Five owners
Larry Quick representing the managing agent, Association Management, Inc.

OWNER FORUM:

An owner requested that the Board withdraw the notice of deed restriction violation related to their use of orange construction fencing to protect their trees from horses and deer.

Representatives from the Constables Office and the Sheriff's Office attended to answer issues of security, patrolling, and procedures for the community.

Larry Quick would contact the Sheriff's Office to gather more information about supplementary patrolling of the community.

Owner Steve Abare volunteered to initiate and coordinate a Neighborhood Watch program.

CALL TO ORDER:

Due notice having been given and a quorum being present, the meeting was called to order at 8:05 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.

CONSIDERATION OF MINUTES

A motion was made by Bob Lee and seconded by Dan Wax to approve the minutes of the September 11, 2006 Board of Directors meeting. The minutes were approved with one correction that Ken Alexander represented the ACC at the September Board meeting rather than Robert Fatheree.

COMMITTEE REPORTS

Garden Club: The Garden Club would meet with Lawn Ranger to discuss the ongoing needs at the entry gardens. The next color planting would be done in mid ó November. Holiday decorations would be set up at the three entrances on November 18. The Welcome Wagon would sponsor a new resident social on November 11. The first clean-up of the Adopt-A-Road program along Nichols Sawmill Road would take place on October 14.

A request was made to purchase 10 folding tables for community activities at a cost not-to-exceed \$600. They would be stored in the closet at the Beach Park Pavilion. The request was tabled until the Garden Club measures the existing space in the closet. Clear space of 36 inches must be maintained at the electrical panel per code.

The Garden Club would create a simple web site.

Architectural Control Committee: Amy Delaney Wax reviewed the approvals for 1 new home, 2 fence requests, 1 barn, a bulkhead, water well, extension on boat ramp, ramp, awning, and deck cover. AMI would send approval letters.

Parks Committee: Liz Ayo asked approval for the soccer team to set up a soccer field with goals for the season. Board consensus was granted with the comment that the fields could be used by residents and the community would not assume the responsibility for the protection of the goals. Coach Don Kenyon would contact AMI to reserve the field for practice and games.

Dam Committee: Mike Winkler reported that the dam measurements continue to be stable. Weed growth was cut at the apron by Lawn Ranger.

Lake Committee: The fire chief requested approval to use the lake for emergency training. Approval was granted. The fire department would research the installation of a dry hydrant to facilitate pumping of water from the lake into emergency vehicles. The fire department would consider installing an inexpensive Knox Box lock to allow emergency access at the ramp. Mark Wordley would check to see if the gate could still be manually released by the Lake Committee with a Knox Lock on it.

The buoyies were repositioned. The anchoring chains were eroded and would need to be replaced. Eight additional buoyies would also need to be purchased.

The new guest flags should arrive soon.

Trails Committee: No report.

Social Committee: No report.

FINANCIAL REPORT:

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

Monthly financial reports would be e-mailed to directors.

The 2007 proposed budget was reviewed, and tabled.

OLD BUSINESS:

Proposals were reviewed for the repaving of the Beach Park parking lot. The proposal from Striping Unlimited was approved at a cost of \$10,800. Larry Quick would notify Striping of the contract award.

The proposals for supplementary Community patrols were tabled. The Constables would continue to provide the patrols until further notice.

Bob Lee would develop a form for the Constables to report their hours and incidents to be submitted with each pay request.

Larry Quick would contact the Sheriff's Office to gather information about supplementary patrols through their office.

NEW BUSINESS:

Larry Quick would ask Beal & Associates for clarification on the burglar bars for the new concession roll-up window.

Beal & Associates would provide a revised proposal to add mildew retardant to the paint for the fence painting at the mineral reserve. The painting project was approved at a not-to-exceed price of \$2133.68.

Beal & Associates would install the signs along the Trails at a cost of \$308.75.

AMI MANAGEMENT REPORT:

A written report was submitted and reviewed.

NEXT SCHEDULED MEETING

The next meeting of the Indigo Lake Estates Property Owners' Association Board of Directors would be held on November 6, 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