

INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION HELD ON FEBRUARY 5, 2007 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

DIRECTORS ABSENT:

IN ATTENDANCE:

Amy Delaney Wax, Architectural Control Committee
Mark Wordley, Lake Committee
Liz Ayo, Parks Committee
Kayce Wright, Parks Committee
Vickie Maywald, Social Committee
Steve Abare, Neighborhood Watch
Larry Quick, representing Association Management Inc.

OWNER FORUM:

An owner discussed his fence repairs. The Board would consider during the regular business meeting.

CALL TO ORDER:

Due notice having been given and a quorum being present, the meeting was called to order at 7:10 P.M. Secretary Dan Wax 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 additional item of considering a foreclosure settlement..

CONSIDERATION OF MINUTES

A motion was made by Bob Lee and seconded by Nigel Payne to approve the minutes of the January 8, 2007 Board of Directors meeting. The minutes were approved.

COMMITTEE REPORTS

Garden Committee: No report. Larry Quick presented a request from the committee to gently scrub the engraved stones at the entry monuments. All agreed. Larry Quick would inform Suzanne Campbell of the consensus.

Architectural Control Committee: Amy Delaney Wax reviewed the approvals for 10 new projects, including two new homes. One application was incomplete and would need more information. AMI would send appropriate letters.

Larry Quick would contact the owners at 10102 Indigo Lake Drive to resolve the outstanding issues with their goat pen and fence.

Larry Quick would transmit the ACC application and revised plans for 28211 Sycamore to Amy Wax to resolve the incomplete status.

Parks Committee: Written report is attached. Larry Quick would ask Beal and Associates to repair the picnic table in Dam Park, tighten the climber, tighten the bolts on the climbing wall, and replace the end post in the parking lot. Beal and Associates would also be asked to repair or replace the wooden beam coming loose at the bottom of the stone walk at the Beach Park Pavilion and repair or replace the nails pulling loose on the wooden playscape at the top of the white slide.

The Parks Committee would select and order new trash containers for the parks.

Larry Quick would ask Lawn Ranger to add several inches of course bark mulch to the playground area at Dam Park, Boat Ramp Park, and Dam Park.

Dam Committee: Written report is attached.

Larry Quick would contact Lawn Ranger to remove 5 or 6 small pine trees that had fallen on the back side of the dam near the spillway.

Lake Committee:

Mark Wordley would prepare the letter to be sent to all registered boat owners to update their insurance information. AMI would provide a list of boat owners that comply with the requirement on March 31. Boat owners failing to comply with the insurance updates may have their ramp access card revoked.

The fish feeders were being serviced.

Trails Committee: Larry Quick reported that Gary King would develop a proposal to restrict 4 wheeler access on the Trails. The committee has no chair at this time.

Social Committee: Vickie Maywald encouraged the participation of Board members at the Progressive Dinner.

Neighborhood Watch Committee:

An owner recommended that several "no littering signs" be installed throughout the community. Steve Abare would contact the County with the request.

Steve Abare would ask the County to install several additional stop signs at various locations to slow speeding traffic.

Larry Quick worked with the Sheriff's Office to file a police report on the graffiti and vandalism at the Basketball Park building. The information and photographs were also sent to the Constables.

Steve Abare has created an open chat room to encourage owners and residents to report and check on incidents throughout the community. The chat room name would be ILENeighborhoodWatch@Yahoo.com and accessed through Yahoo.com ó Groups ó ILENeighborhoodwatch.

FINANCIAL REPORT:

Financial Statements: The November and December financial statements were tabled to provide time for full review by Treasurer Nigel Payne. Larry Quick would request the November statements to be imported into Excel for Nigel's review.

All Directors signed the 2004 and 2005 draft audit reports. Larry Quick would request the final audit reports from O'Neal and Holmes.

The letter of engagement for the 2006 audit was approved. Larry Quick would submit it to O'Neal and Holmes.

The settlement of \$2000 to resolve the foreclosure on 22311 Timber Ridge was approved

OLD BUSINESS:

The construction issues at 20310 Country Lake Drive were tabled.

Larry Quick would contact the owners at 19102 Indigo Lake Drive to resolve the continuing issues of their fence and goat pen.

Snider Gandy resigned from the Sign Committee. The issued was tabled.

Louise Girard presented a revised design for the new gates at Dam Park and Beach Park. The plan was discussed and approved. Larry Quick would solicit revised proposals for the projects. He would also secure a cost proposal from Beal & Associates to install stone pillars at each gate to continue the theme from the recent renovation of the Beach Park pavilion.

NEW BUSINESS:

The plan to remove recent graffiti and simultaneously improve the Basketball Pavilion building was reviewed and approved. Larry Quick would secure a proposal to skim coat, paint the building, and install burglar bars as Phase 1. He would also secure a proposal to add stone and wooden trim as Phase 2 to continue the theme.

AMI MANAGEMENT REPORT:

A written report was submitted and reviewed.

NEXT SCHEDULED MEETING

The next meeting of the Indigo Lake Estates Property Ownersø Association Board of Directors would be held on March 5, 2007 at Nichols Sawmill Elementary School at 7:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully submitted: _____
Recording Secretary

Approved:

Chairman

Date