

# ***INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION***

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**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION HELD ON APRIL 2, 2007 AT 7:00 PM AT NICHOLS SAWMILL ELEMENTARY SCHOOL, MAGNOLIA, TEXAS 77355.**

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**DIRECTORS PRESENT:**

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

**DIRECTORS ABSENT:**

**IN ATTENDANCE:**

Amy Delaney Wax, Architectural Control Committee  
Mark Wordley, Lake Committee  
Kayce Wright, Parks Committee  
Mike Winkler, Dam Committee  
Steve Abare, Neighborhood Watch  
Larry Quick, Association Management Inc.

**OWNER FORUM:**

The owner of 28618 Mulberry Court attended to discuss the violation of operating a business from the home address, and construction projects without prior ACC approval. The board asked documentation of the off-site business address and lease documents, as well as ACC applications for each unauthorized construction project. The concerns were tabled until next meeting to allow time for responses from the owner.

**CALL TO ORDER:**

Due notice having been given and a quorum being present, the meeting was called to order at 7:40 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 Nigel Payne to approve the minutes of the March 5, 2007 Board of Directors meeting. The minutes were approved.

**COMMITTEE REPORTS**

Garden Committee: No report

Architectural Control Committee: Amy Delaney Wax reviewed the approvals for fifteen new projects, including two new homes. Two applications were incomplete and would need more information. Three were resubmissions. AMI would send appropriate letters.

Larry Quick would contact the owner of 19102 Indigo Lake Drive to ask for a revised plan for the goat pen.

Parks Committee: Liz Ayo would order 9 new trash containers for the various parks and boat ramp for \$3000. The existing lids would be reused with the new trash containers. Additional barrels would be purchased for use inside the new trash containers and at the baseball fields.

Kiddie Mulch was approved and installed at the Basketball Park playground.

The Beach Park playground would require additional Kiddie Mulch to cover exposed root. Larry Quick would contact Lawn Ranger for a cost proposal.

The volunteers started cleaning the fence at Beach Park.

Larry Quick would contact Lawn Ranger to treat for ants at Beach Park before the Easter Egg Hunt.

Dam Committee: Written report was presented.

Bill Kelland from Epoxy Design would meet Mike Winkler at the spillway to discuss sealing the expansion joints.

A cost proposal would be solicited to install a 3 rail fence with gate around the dam parking lot to replace the cable and short posts.

Lake Committee:

The cost proposal from Striping Unlimited for broken concrete to control the erosion at the ditch near Mark Wordley's house was reviewed. An additional quote was expected from Noack Landscaping.

Replacement bouyies have been ordered.

Mark Wordley would update the insurance spreadsheet and send to AMI. Once updated, Rita Arnold would send an e-mail reminded to owners that have not responded to date. Ramp access cards would be deactivated 14 days after the reminder if the owner fails to provide the documentation.

Trails Committee: The committee has no chair at this time. No report. Charles Boswell expressed interest in serving at the Trails Committee chairperson.

Social Committee: The Easter Egg Hunt would take place on the Saturday before Easter, weather permitting.

The planning was in progress for the summer progressive dinner.

Neighborhood Watch Committee:

Steve Abare reported that the new Yahoo Group for Neighborhood Watch now has 70 registered users.

Several owners recommended revised signs to be installed at all parks, boat ramp, baseball fields, and community entrances identifying community rules and regulations.

Steve Abare would investigate and seek approval for the purchase of magnetic ðILE Neighborhood Watchö signs for the vehicles used by the Committee to improve the visibility. Problems would be immediately referred to the Constables or the Sheriff.

Larry Quick would ask Brady Chapman Holland to review the insurance coverage in regards to Neighborhood Watch patrols and outsiders using the ball fields.

**FINANCIAL REPORT:**

Financial Statements: The January Financial statement was reviewed and approved.

New signature cards for the operating and reserve accounts were approved and signed.

The 2006 Tax Return was reviewed and signed by Nigel Payne.

**OLD BUSINESS:**

Larry Quick would contact Tilson Homes (713 802-9887) again to have the oversized sign removed on Country Lake Drive.

Larry Quick would contact Slater Enterprises to ask for a revised bid to include galvanized stock for the new gates and the concrete base to stabilize the track.

**NEW BUSINESS:**

AMI would review the ownerø listing for unpaid assessment accounts prior to the Annual Meeting. Delinquent owners would not be permitted to vote.

**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 Saturday, May 5, 2007 in conjunction with the Annual Meeting. The next regularly scheduled meeting of the Indigo Lake Estates Property Ownersø Association Board of Directors would be held on June 4, 2007 at Nichols Sawmill Elementary School at 7:00pm.

**ADJOURNMENT**

There being no further business, the meeting adjourned.

Respectfully submitted: \_\_\_\_\_  
Recording Secretary

Approved:

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Chairman

\_\_\_\_\_  
Date