

INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION HELD ON JUNE 4, 2007 AT 7:00 PM AT 20403TIMBER RIDGE DRIVE, MAGNOLIA, TEXAS 77355.

DIRECTORS PRESENT:

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

DIRECTORS ABSENT:

IN ATTENDANCE:

Amy Delaney Wax, Architectural Control Committee
Mark Wordley, Lake Committee
Kayce Wright, Liz Ayo, Parks Committee
Hugh Clarkson, Patrick Rees, Robert Bailliet, Dam Committee
Steve Abare, Neighborhood Watch
Constables Chris Jones, Glenn Arnold
Larry Quick, Association Management Inc.

OWNER FORUM:

Mark Hancock asked for additional news and feedback for improvements to the website.

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.

CONSIDERATION OF MINUTES

A motion was made by Nigel Payne and seconded by Dan Wax to approve the minutes of the April 2, 2007 Board of Directors meeting. The minutes were approved.

A motion was made by Frank Little and seconded by Nigel Payne to approve the minutes of the Special Meeting held by the Board of Directors following the Annual Meeting on May 5, 2007. The minutes were approved.

COMMITTEE REPORTS

Garden Committee: No report

Architectural Control Committee: Amy Delaney Wax would provide the full status listing via e-mail later in the week.

The owner of 28618 Mulberry failed to respond to the request for additional information to support the ACC application. One or more of the unapproved projects appeared to be encroaching into the build lines and/or easement. Larry Quick would inform the owner that the application was denied via certified letter. A new survey would be required from a licensed

surveyor to indicate accurate locations of all slabs and structures. A \$100 fine per month would be added to the account starting with April and continuing until the violations were corrected. The issue of a business being conducted from this same address was tabled.

The home at 20311 Country Lake Drive was approved. A request for a variance for the cabana on the same site was under review.

The new slab installation at 20011 Country Lake Drive appears to be encroaching into the build line/ easement. Larry Quick would send a certified letter requiring a current survey from a licensed surveyor with a date after May 31, 2007. Larry Quick would call the owner to cease construction until the issue was resolved.

The owner of 19311 Country Lake Drive appeared to be adding an unapproved roof to an existing fence enclosure. Larry Quick would notify the owner to cease and submit the appropriate ACC application.

Parks Committee: Liz Ayo reported that the new trash barrels for the parks would arrive within the week. Larry Quick would authorize the payments.

Larry Quick would ask Lawn Ranger to treat for ants at Beach Park, Dam Park, and the ball fields.

Dam Committee: Mike Winkler explained the basic responsibilities of serving on the Dam Committee to Hugh Clarkson, Patrick Rees, and Robert Bailliet. Mike would conduct an orientation at the dam in the next week. The Committee would consider extending the chain link fence into the water to further discourage trespassers from entering the dam and spillway areas.

Lake Committee: The Committee was experiencing challenges getting guest flags and ramp cards back from guests. The Committee would ask guests for a \$50 returnable deposit.

The electronics box at the boat ramp was pried open. Bob Lee volunteered to make the repairs.

The proposal for stabilized sand to control erosion at the ditch on Country Lake Drive was considered. Mike Winkler would investigate further options.

Trails Committee: The committee has no chair at this time. No report. Charles Boswell expressed interest in serving. Larry Quick would contact him, and relay the additional name of Dorothy Murray.

Social Committee: The Progressive Dinner was scheduled for July 28. Additional host homes were needed. Volunteers were available to assist with preparation. Additional boat drivers were also needed.

The Labor Day Picnic would be scheduled for Saturday, September 1, with Labor Day as the rain date.

Neighborhood Watch Committee:
Steve Abare reported that the Constables were submitting more thorough shift reports.

An additional Constable patrol would be scheduled for Tuesday, July 3 from 7:00 pm ó 11:00 pm.

The Neighborhood Watch Committee succeeded in discouraging the outsiders from using the basketball pavilion every Thursday night.

Lt. Chris Jones would provide articles for the website and newsletter.

FINANCIAL REPORT:

Financial Statements: Nigel Payne would review the April Financial statement.

The 2005 audit report was received and distributed.

The monthly financial statements would be e-mailed to the Directors.

OLD BUSINESS:

The new lighting at each of the new gates was discussed. The street light types that were selected would be kept for future use once the gates were completed. Larry Quick would contact Live Wire to let them know not to install them, but rather prepare the site for coach lights on top of each column. Larry Quick would notify Beal & Associates of the need for conduit in the four new columns for the coach lights.

Larry Quick would contact Lawn Ranger to add weed-eating at the setbacks/drainage easements in March and June of each year at an additional cost of \$1200 per event.

A motion was made by Nigel Payne and seconded by Dan Wax to increase the hourly rate for the Constables from \$20/hour to \$25/hour, effective June 1, 2007. Larry Quick would notify Lt. Chris Jones.

NEW BUSINESS:

A request for a variance to allow an extra horse on the property at 28230 Sycamore Court was reviewed and denied. Larry Quick would inform the owners.

The installation of gutters was discussed for the Beach Park pavilion, and tabled.

Larry Quick would work with BJ Signs to produce 3 signs to be displayed at the entrances to announce the Annual Meeting each year.

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 Monday, July 9, 2007, at 20403 Timber Ridge Drive.

ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully submitted: _____
Recording Secretary

Approved:

Chairman

Date