

# ***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 JUNE 5, 2006 AT 7:00 PM AT 20403 TIMBER RIDGE, MAGNOLIA, TEXAS 77355.**

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**DIRECTORS PRESENT:**

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

**DIRECTORS ABSENT:**

Dan Wax, Secretary

**IN ATTENDANCE:**

Property Owners, Pat Rees and Snider Gandy  
Amy Wax Delaney, Architectural Control Committee  
Liz Ayo, Parks Committee  
Vickie Maywald, Social Committee  
Loretta Talley representing the managing agent, Association Management, Inc.

**OPEN FORUM:**

Owner Patrick Reese addressed the Board regarding maintenance and replacement of the fence along Nichols Sawmill Road. He had received a letter in 2000 that stated the Association would maintain the fence. He was also denied the request to remove the fence completely. He suggested replacing the fence with vinyl fencing and the Association splitting the cost with the owners.

Frank Little suggested that Mr. Rees spearhead a committee to have the property owners along Nichols Sawmill pay for half of the cost to replace the fence and he would address the Board regarding the Association paying the other half.

The Board thanked Mr. Rees for attending the meeting.

Mr. Gandy requested a copy of the most recent financial and a copy of the 2005 audit.

**CALL TO ORDER:**

Due notice having been given and a quorum being present, the meeting was called to order at 8:05 P.M. The 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 and seconded to approve the revised minutes of April 3, 2006 Board of Directors meeting, the minutes of the May 1, 2006 Board of Directors meeting, and the

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minutes of the Special Board of Directors meeting held after the Annual meeting on May 6, 2006. Motion carried.

**COMMITTEE REPORTS**

Garden Club: No report.

Architectural Control Committee: Amy Wax Delaney distributed copies of the April 2006 Committee reports indicating the reception of 20 applications. There were 11 approved, 2 denied and 7 were incomplete. One of the applications that were incomplete was the application for the improvements at the Beach Park pavilion. Mr. Maywald would complete the application and submit it to the Committee. There were problems with Ace Fence Company providing proposals to owners for approval and then deviating from the proposal and telling owners there would not be a problem. Discussion was held regarding sending all applications to AMI rather than the PO Box. Mrs. Talley stated that AMI uses a submission form and makes sure that the applications were complete prior to sending them to the Committee.

Parks Committee: Mrs. Ayo reported that she had gone through all of the parks and stated that the ants and mosquitoes were bad. AMI was asked to contact Lawn Ranger to treat for the ants at the parks. She stated that the lights were out at the basketball pavilion due to vandalism. The Board stated that bids were being obtained to repair the lights. She asked about the playground equipment. Mrs. Talley suggested having the playground inspected to make sure that there were no safety issues. The Board requested a quote be obtained.

A post had been damaged at the Dam Park, which needed to be repaired.

Discussion was held regarding the work that Beal & Associates was doing at the Beach Park pavilion. There was a problem with the way the corners were matching up at the posts. It was suggested to install corner molding. It was also suggested to drill weep holes at the base of the stone work on the posts. Restroom signs needed to be added to the doors.

Brent Frenchak was to provide a specification sheet to resurface the parking lot at the Beach Park.

It was suggested obtain a bid to install a fence across the section of grass from the pavilion to the front fence at the Beach Park, as people were driving over the area, which was where the septic system was located.

Dam Committee: No report.

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Lake Committee: Discussion was held regarding patrol services for the July 4<sup>th</sup> holiday. It was agreed to schedule patrol services for July 1<sup>st</sup> through July 4<sup>th</sup> from 12pm to 7pm for a total of 28 hours.

Trails Committee: There was a question as to whether or not LeeAnn Bower was going to continue with the Committee. Mr. Little stated that he knew someone that would like to be on the Committee. Mrs. Maywald stated that she would contact Mrs. Bower to see if she was still interested in serving as Committee Chairman.

Social Committee: Mrs. Maywald discussed the upcoming events.

**FINANCIAL REPORT:**

Financial Statements: The Board reviewed the financial statements for the period ending April 30, 2006. The Board requested that the financial be reviewed to make sure that capital improvement items were being coded properly to come out of the reserve account. The financial reports were accepted.

**AMI MANAGEMENT REPORT:**

A written report was submitted.

The Board requested that a schedule of the roadside mowing be obtained from Lawn Ranger.

The Board requested that the contract for Aero-Septic be reviewed for renewal.

**OLD BUSINESS**

AMI would send second letters to the owners along Nichols Sawmill Road to request fence cleaning, repair, and painting.

Larry Quick would contact Lawn Ranger that pine straw topping would not be required at the entry gardens.

**NEW BUSINESS**

Discussion was held as to whether or not approval of an improvement could be denied if assessments were delinquent. AMI was requested to review the Declaration.

**NEXT SCHEDULED MEETING**

The next meeting of the Indigo Lake Estates Property Ownersø Association Board of Directors would be held on July 10, 2006 at the home Bob Lee, 20202 Indigo Lake Drive at 7:00pm.

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**ADJOURNMENT**

There being no further business, the meeting adjourned.