

INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION HELD ON JULY 9, 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
Constables
Larry Quick, Association Management Inc.

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 Dan Wax and seconded by Mike Winkler to approve the minutes of the June 4, 2007 Board of Directors meeting. The minutes were approved.

COMMITTEE REPORTS

Garden Committee: No report

Architectural Control Committee: Amy Delaney Wax provided a written report of the approvals and denials. There were 2 incompletes, 2 denials, and 14 approvals, including 2 new homes. AMI would follow up with the appropriate letters.

Parks Committee: Liz Ayo reported that the fire ants were prolific in the parks due to the recent rainy weather. Larry Quick would ask Lawn Ranger to treat for ants at Beach Park, Dam Park, and the ball fields. Liz also reported that 2 additional landscape boards needed repair/replacement, the lock on the female washroom at Beach Park was damaged, the paper towel holder damaged, the benches at the ball field needed new tops, and the Basketball bathroom building should be rinsed to remove mud splatters. Larry Quick would ask Beal & Associates to perform these tasks. A sprinkler head was broken near the fence at Beach Park. The mulch needed to be re-graded at the Basketball Pavilion Park. A cost to add mulch to the Beach Park was requested. Larry Quick would contact Lawn Ranger for these needs.

Dam Committee: Bob Bailliet explained that the spillway was still too wet to seal the joints. The Dam Safety for Owners seminar would be offered in Conroe on July 26. Larry Quick would send information and registration forms to the committee members.

Lake Committee: Mark Wordley reported that the buoys were replaced and most were installed with new stainless steel chains. A new sign was installed at the beach prohibiting water crafts from the swimming area. A motion was made by Frank Little and seconded by Mike Winkler to remove the metal sign from the middle of the lake for safety reasons. Larry Quick would ask Lake Management to tow the sign to the property of Frank Little. Once on shore, Mike Winkler would cut apart and dispose.

Mark presented cost estimates to install cameras to view the lake and boat ramp areas for violators. Mark would refine the request for proposal to limit the initial phase of the project to monitoring of the ramp area, but ask for costs and recommendations to expand the system in the future. Larry Quick would use the proposal to solicit competitive cost proposals from other vendors.

Mike Winkler and Hugh Clarkson would contact engineers to develop a plan to abate erosion in the highest priority ditch.

Neighborhood Watch Committee:
No report.

Constables Arnold and Hedrick reported an opening in the subdivision fence on the nature trail west of the water tank. Mike Winkler would investigate and recommend a solution. The Constables also reported an improvement in the overall driving safety throughout the community due to increase patrol vigilance. The Constables could make arrangements to do a vacation watch if requested.

Social Committee: The Progressive Dinner still needed additional host homes. 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.

FINANCIAL REPORT:

Financial Statements: Larry Quick reviewed the status of accounts receivable.

OLD BUSINESS:

The downlights would not be used at the new gates, but a suitable location would be determined. Additional floodlights would be installed from the Beach Park pavilion. Coach lights would be installed on the top of each new gate column. The height of the columns would be raised high enough to cover the metal gate posts. Mike Winkler would investigate paint color changes, and would meet with Randy Beal to determine exact placement of the stone columns.

NEW BUSINESS:

Larry Quick would ask Hurricane Lake to investigate the well at Beach Park and register it with Lonestar Groundwater Conservation District.

Larry Quick would request a cost proposal from Beal & Associates to re-paint the wooden fences near the water well at Dam Park, repair several broken fence rails, re-paint the park side of the wooden fence that formed the divider between the park and the neighbor.

Larry Quick would check with the Parks Committee to see if volunteers were available to wash the vinyl fences at Dam & Beach Parks. If volunteers were not available, Beal & Associates would include on their cost proposal.

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 Monday, August 6, 2007, at 19703 Indigo Lake Drive.

ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully submitted: _____
Recording Secretary

Approved:

Chairman

Date