

# ***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 SEPTEMBER 10, 2007 AT 7:00 PM AT THE NICHOLS SAWMILL ELEMENTARY SCHOOL, MAGNOLIA, TEXAS 77355.**

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**DIRECTORS PRESENT:**

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

**DIRECTORS ABSENT:**

Frank Little, Secretary

**IN ATTENDANCE:**

Amy Delaney Wax, Architectural Control Committee  
Mark Wordley, Lake Committee  
Kayce Wright, Parks Committee  
Hugh Clarkson, Robert Bailliet, Dam Committee  
Larry Quick, Association Management Inc.  
Constable Chris Jones  
4 Owners

**OWNER FORUM:**

An owner requested a reimbursement for the fees from an additional required forms survey. The same owner presented his dissatisfaction with Durite Construction, and requested that he not be permitted to advertise in the newsletter. Larry Quick would contact Butler & Hailey for their opinion regarding the right of the POA to deny or cancel ads in the newsletter and the proper way to establish criteria for doing so.

**CALL TO ORDER:**

Due notice having been given and a quorum being present, the meeting was called to order at 7:30 P.M. 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 August 6, 2007 Board of Directors meeting. The minutes were approved.

**COMMITTEE REPORTS**

Garden Committee: Suzanne Campbell reported that the Committee planned to reinstate the judging of Christmas decorations during the holiday season.

A budget addition of \$700 was requested for the 2008 budget for the fireworks display.

A Wine/Cheese/Appetizer Social would occur on November 17 to welcome new families. Directors were invited and encouraged to attend.

The Welcome Wagon has expanded to 4 members. Baskets continued to be delivered to new families in the community.

The Christmas decorations would go up at the entrances on November 17.

The Committee would make red bows for all mailboxes in the community for the holiday season.

Architectural Control Committee: Amy Delaney Wax provided a written report reflecting 10 applications. 9 were approved, including 1 new home.

AMI would send the appropriate letters.

Parks Committee: A motion was made by Nigel Payne and seconded by Mike Winkler to allow the distribution of one extra park key to any requesting families at a charge of \$25. No extra keys for access to the boat ramp would be permitted. The motion was approved. Mike Winkler would develop suitable wording for inclusion on the website.

Dam Committee: Bob Bailliet provided a written August report on the condition of the dam and the spillway movement measurements.

Bob Bailliet would solicit a cost proposal to relocate and reinstall the fence directly on the spillway.

Lake Committee: The proposal for the surveillance was reviewed from Convergent Technologies and compared to the quote from BL Technologies. The Committee would refine the quote for the base unit for 2 fixed-view wired cameras and an 8 channel DVR. The revised quote would be presented at the next meeting.

Larry Quick would provide plats and documents to Butler & Hailey to enable their continued research on the use of POA does to correct major drainage issues on common property as well as certain private properties.

Neighborhood Watch Committee: Constable Chris Jones brought Neighborhood Watch materials for Steve Abare.

Social Committee: Vickie Maywald reported that the Labor Day picnic was a huge success with over 300 in attendance. The event raised \$500 for both the Fire Department and the Search and Rescue Unit.

Vickie also asked the board to consider paving the area behind the Beach Park pavilion to reduce the wetness and resulting ruts. The issue was tabled.

Trails Committee: No report.

**FINANCIAL REPORT:**

Financial Statements: Larry Quick reviewed the July Financial Statements and the status of accounts receivable. The reports were accepted.

The letter of engagement from Holt & Young to provide collection services was reviewed and approved.

Approval was given to send 7 delinquent accounts to Holt & Young for collections.

The 2008 proposed budget was reviewed. Directors would review and give suggested changes to Nigel Payne for compilation and approval at the October meeting.

**OLD BUSINESS:**

Mickey Maywald would install new locks on both wells and distribute keys to Directors.

Approval was given to cut down and haul away the 2 dead trees from Beach Park. Larry Quick would give the job to a contractor for a maximum cost of \$800.

Mike Winkler would work with Louise Girard to develop new plans and specifications for the stone columns at each gate. The job would be re-bid.

**NEW BUSINESS:**

An owner stated that he was originally granted approval for the construction of his new garage, but an additional forms survey was required by the ACC to make sure that the slab did not encroach past the build line. Since the 2<sup>nd</sup> forms survey showed the same location as the first, the owner requested reimbursement for the additional survey. The Board would consider reimbursing the expense only after the owner:

- a) provide a revised survey showing full actual conditions with full stamps and dates.
- b) Provide a completed ACC application accurately reflecting the project.

The ACC would turn the review and approval quickly when the documents are received.

**AMI MANAGEMENT REPORT:**

A written report was submitted and reviewed.

Larry Quick would send an official letter to Durite Construction to arrange for the delivery of fence materials to Mike Winkler's home in preparation for the fencing project at Dam Park.

**NEXT SCHEDULED MEETING**

The next meeting of the Indigo Lake Estates Property Ownersø Association Board of Directors would be held on Monday, October 1, 2007, at the Nichols Sawmill Elementary School.

**ADJOURNMENT**

There being no further business, the meeting adjourned.

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

Approved:

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Chairman

\_\_\_\_\_  
Date