

INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION HELD ON OCTOBER 1, 2007 AT 7:00 PM AT THE NICHOLS SAWMILL ELEMENTARY SCHOOL, MAGNOLIA, TEXAS 77355.

DIRECTORS PRESENT:

Dan Wax, Vice President
Nigel Payne, Treasurer
Frank Little, Secretary

DIRECTORS ABSENT:

Mickey Maywald, President
Mike Winkler, Special Projects

IN ATTENDANCE:

Amy Delaney Wax, Architectural Control Committee
Mark Wordley, Lake Committee
Hugh Clarkson, Dam Committee
Larry Quick, Association Management Inc.
3 Constables
2 Owners

OWNERS FORUM:

Two owners were dissatisfied with the schedule of mowing provided by Lawn Ranger. They were positive that the company again skipped an entire mowing cycle in September. They also suggested that the contract for maintenance of the entrances be removed from the rest of the work, and bid separately.

An owner expressed interest in submitting a competing cost proposal for the surveillance system. Mark Wordley would provide the specifications and review the new proposal.

CALL TO ORDER:

Due notice having been given and a quorum being present, the meeting was called to order at 7:30 P.M. Dan Wax 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 Frank Little to approve the minutes of the September 10, 2007 Board of Directors meeting. The minutes were approved.

COMMITTEE REPORTS

Garden Committee: Suzanne Campbell reported that the Holiday Bow project was progressing well. The volunteers plan to provide a red bow for each mailbox in the community.

The Committee would host a Wine/Cheese/Appetizer Social on November 17 for new families.

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

New trees would be planted at the boat ramp and Basketball pavilion.

Architectural Control Committee: Amy Delaney Wax provided a written report reflecting 7 applications. 6 were approved. 1 was incomplete.

AMI would send the appropriate letters.

Parks Committee: No report.

Dam Committee: Bob Bailliet provided a written September report on the condition of the dam and the spillway movement measurements. Hugh Clarkson recommended that Southland Fence proceed with the contract to relocate the fence to the edge of the spillway at a cost of \$4875. A motion was made by Frank Little and seconded by Nigel Payne to approve the project. The relocation would be coordinated with the spillway repairs.

Hugh Clarkson presented the cost proposal from Epoxy Design to repair and maintain the spillway. The proposed cost was \$27,105.80. Larry Quick would look for another qualified contractor to get a competing proposal. Hugh Clarkson could meet contractors at the spillway on most Saturdays.

The Committee would solicit a cost proposal for additional fill to repair erosion at the bottom of the spillway.

Lake Committee: The Committee refined the RFP for Convergent Technologies and BL Technologies for the base unit for 2 fixed-view wired cameras and an 8 channel DVR. A motion was made by Nigel Payne and seconded by Frank Little to approve \$19,700 for the surveillance system phase one at the boat ramp. The motion was approved.

Mike Winkler would be asked to attempt to remove the partial tree from the lake.

Neighborhood Watch Committee: No report.

The Constables reported that they continue to do a lot of traffic stops along with basic patrols. Dumping of air-conditioners with their copper stripped out was occurring behind the water tower.

A motion was made by Nigel Payne and seconded by Frank Little to authorize the Constables to file charges and/or issue citations on behalf of the board at their discretion when damage or vandalism was done.

Social Committee: No report.

Trails Committee: No report.

FINANCIAL REPORT:

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

A motion was made by Nigel Payne and seconded by Frank Little to approve the 2008 budget. The motion was approved.

OLD BUSINESS:

The new gate at Beach Park was broken and standing partially open. Larry Quick contacted Slated Gate for service.

NEW BUSINESS:

Larry Quick would solicit a cost proposal to clear the brush and weeds on the vacant lots along Nichols Sawmill.

The landscape service would be re-bid in January and February. The bids would separate the services at the entrances from the remainder of the contract. The proposals would identify individual costs for basic service at the entrances, road-side mowing, ball field mowing, and 2 special clearings inside the fence along Nichols Sawmill Road. These unit prices would better control credits when services were missed because of inclement weather.

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, November 5, 2007, at the Nichols Sawmill Elementary School.

ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully submitted: _____
Recording Secretary

Approved:

Chairman

Date