

# ***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 NOVEMBER 5, 2007 AT 7:00 PM AT THE NICHOLS SAWMILL ELEMENTARY SCHOOL, MAGNOLIA, TEXAS 77355.**

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**DIRECTORS PRESENT:**

Dan Wax, Vice President  
Nigel Payne, Treasurer  
Mike Winkler, Special Projects

**DIRECTORS ABSENT:**

Mickey Maywald, President  
Frank Little, Secretary

**ATTENDANCE:**

Amy Delaney Wax, Architectural Control Committee  
Suzanne Campbell, Garden Committee  
Mark Wordley, Lake Committee  
Bob Bailliet, Hugh Clarkson, Dam Committee  
Steve Abere, Neighborhood Watch  
Larry Quick, Association Management Inc.  
2 Constables  
2 Owners

**OWNERS FORUM:**

An owner expressed concern about teenagers wandering the neighborhood and not in school during the day. A further concern was that the teen and friends often use loud dirt bikes. AMI would send a letter to the family reminding them that the bikes were not permitted on the streets, and voicing safety and noise concerns.

An owner presented her estimate of Lawn Ranger's overcharges for mowing and landscaping services not performed. AMI would pass the concerns and figures to Lawn Ranger for their response.

**CALL TO ORDER:**

Due notice having been given and a quorum being present, the meeting was called to order at 7:50 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 Mike Winkler to approve the minutes of the October 1, 2007 Board of Directors meeting. The minutes were approved.

**COMMITTEE REPORTS**

Garden Committee: Suzanne Campbell reported that the Holiday Bow project nearing completion. 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.

The Holiday Boat Parade of Lights was scheduled for Saturday, November 24. The boats would make a full pass around the lake.

Architectural Control Committee: Amy Delaney Wax provided a written report. 8 were approved. 1 was incomplete. 3 were denied.

AMI would send the appropriate letters.

Parks Committee: No report.

The fence painting in the parks was nearing completion by R & C Painting. Roy was also replacing the team benches at the ball field.

A suggestion was made to schedule several community wide volunteer work days each year.

Dam Committee: Bob Bailliet provided a written October report on the condition of the dam and the spillway movement measurements. The small trees at the waterø edge were sprayed with Round-up.

The Committee recommended that the contract for concrete and joint repair to the spillway be awarded to CRX at the cost of \$6850 + tax. A motion was made by Mike Winkler and seconded by Nigel Payne to approve the expenditure. The motion was approved. An additional added cost may be necessary if the investigatory drilling showed a void in the concrete. Larry Quick would send a copy of the signed proposal to CRX to initiate the work.

Larry Quick would send a copy of the signed proposal to relocate the spillway fence to Southland Fence to initiate the work.

Lake Committee: Mark Wordley reported that activity on the lake was slowing down at the end of the season.

The contract for surveillance equipment was awarded to BL Technology. Mark reported that DSAL would need to be enabled at the boat ramp gate to support the surveillance equipment. Mark would contact BL Technology to determine the need. Once the need was clarified, Larry Quick would check with Meyer Smith to coordinate the services.

Neighborhood Watch Committee: No report.

Social Committee: No report.

Trails Committee: No report.

**FINANCIAL REPORT:**

Financial Statements: Nigel Payne reviewed the September Financial Statements and the status of accounts receivable. The reports were accepted. Larry Quick would ask the bookkeeper to clarify the interest income.

**OLD BUSINESS:**

The contract was renewed for Aero-Septic.

A motion was made by Mike Winkler and seconded by Nigel Payne to ask Dodson & Associates to perform the research to correct the County's erroneous overlay showing the flood plain. The motion was approved with a not-to-exceed price of \$500. Ken Alexander would be asked to coordinate the effort.

John Miller failed to respond to the demand to deliver the fencing materials or refund the cost. Mike Winkler would coordinate the next step in the collection effort.

Larry Quick would check with Roy Hailey on the status of his response regarding the POA's right to make drainage repairs on common as well as private property.

Mike Winkler would prepare a drawing of the proposed gate columns for a request-for-proposal for the work. Amy Wax would provide a list of potential contractors to do the masonry work.

Larry Quick would request a proposal from R & C Painting to repaint the new gates with Sherwin Williams #6006 Black Bean, as recommended by Louise Girard. R&C would also be asked to fill the gaps in the Beach Park pavilion column trim with urethane caulk (yellow tube) and touch up.

Larry Quick would forward the current fine schedule to the directors for review.

**NEW BUSINESS:**

No new business.

**NEXT SCHEDULED MEETING**

The next meeting of the Indigo Lake Estates Property Owners' Association Board of Directors would be held on Monday, December 3, 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