

INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION HELD ON NOVEMBER 6, 2006 AT 7:00 PM AT NICHOLS SAWMILL ELEMENTARY SCHOOL, MAGNOLIA, TEXAS 77355.

DIRECTORS PRESENT:

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

IN ATTENDANCE:

Amy Delaney Wax, Architectural Control Committee
Liz Ayo, Parks Committee
Mark Wordley, Lake Committee
Vickie Maywald, Social Committee
Larry Quick representing the managing agent, Association Management, Inc.

CALL TO ORDER:

Due notice having been given and a quorum being present, the meeting was called to order at 7:00 P.M. Secretary 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 Bob Lee to approve the minutes of the October 9, 2006 Board of Directors meeting. The minutes were approved.

COMMITTEE REPORTS

Garden Club: No report.

Architectural Control Committee: Amy Delaney Wax reviewed the approvals for 2 brick entry columns, 2 barns, 2 pools, and 2 fences. One fence application was incomplete, and not approved. AMI would send appropriate letters.

Larry Quick would mail a letter to an owner for incomplete construction of the garage.

Larry Quick would send a letter to an owner to remove the orange fencing around trees.

Larry Quick would send a letter to an owner to remove an unapproved goat pen and also the removal of a wire fence since the variance was denied by the ACC.

Larry Quick would send a letter to an owner to remove the netting used as an extension to increase the height of the fence.

Parks Committee: Liz Ayo reported that the mosquitoes are prolific in the Basketball Pavilion bathrooms, and should they should be fogged before the new resident event. The bathroom doors are in bad shape. Larry Quick would solicit a cost proposal to replace the doors with steel or solid core doors. The proposal would suggest a way to reduce or remove the doorknobs to limit the potential for ongoing vandalism. One of the wooden picnic tables at the Basketball Pavilion was broken. Larry Quick would arrange for the disposal, and also the removal of bolts that may still be in the slab. Larry Quick would contact Lawn Ranger to request ant treatment following the rains.

Dam Committee: No report.

Lake Committee: Mark Wordley reported that the boat ramp gate was still in need of repair. Larry Quick had also asked Slater Enterprises to provide a cost proposal since Meyer Smith had delayed so long.

The bouyies and chains needed to be replaced. Mark Wordley would investigate costs, including stainless steel chain.

An exposed 8 foot section of water pipe was discovered near 19403 Country Lake Drive. Larry Quick would report it to Quadvest.

Larry Quick would contact Total Lake Management to confirm the spraying of the weeds at the spillway.

The new guest flags arrived and were distributed.

Trails Committee: No report.

Social Committee: Vickie Maywald reported that 3 tables and a set of shelving were ordered for use at the Beach Park pavilion. The Halloween Hayride was a success. Cookies with Santa would include a boat parade and an outdoor movie. The New Resident Social would take place at the Basketball Pavilion.

FINANCIAL REPORT:

Financial Statements: The Board reviewed the financial statements for the period ending September 30, 2006.

The delinquent accounts were reviewed.

OLD BUSINESS:

The resurfacing of the Beach Park parking lot was completed.

Since Meyer Smith did not yet submit cost proposals for the camera at the ramp or the new gate at Beach Park, Slater Enterprises would be asked to provide proposals. The new gate would be a sliding gate at approximately the height of the adjacent fence, and would utilize the same access card as the boat ramp reader.

Work continued to clear weeds and underbrush along the fence at the mineral reserve. The mineral reserve fence would be repainted after the weed removal.

Larry Quick contacted the Sheriff's Office to request a cost proposal for supplementary patrols through their office, and would await their response.

NEW BUSINESS:

The 2007 proposed budget was reviewed, and approved. A copy would be included on the website.

AMI MANAGEMENT REPORT:

A written report was submitted and reviewed.

Larry Quick would continue efforts to collect the delinquent fees associated with the un-compositing of two lots. Further, Mickey reminded the board that it was a new position by the board to require un-composited lots to pay all dues unpaid due to compositing; and only recently composited lots signed a document agreeing to this. Composited lots that did not sign this agreement were Grand-fathered in and exempt from this should they un-composite. Further, the maximum lots an owner would be required to pay dues on would be two, regardless of the number of lots owned or where in ILE the lots were located.

Larry Quick would continue negotiating with a new owner to collect delinquent assessments due to a foreclosure sale of the property.

Larry Quick would report missing street signs at the corner of Country Lake and Sapphire Circle to the County for resolution.

NEXT SCHEDULED MEETING

The next meeting of the Indigo Lake Estates Property Owners' Association Board of Directors would be held on December 4, 2006 at Nichols Sawmill Elementary School at 7:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully submitted: _____
Recording Secretary

Approved:

Chairman

Date