

INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION HELD ON DECEMBER 3, 2007 AT 7:00 PM AT THE NICHOLS SAWMILL ELEMENTARY SCHOOL, MAGNOLIA, TEXAS 77355.

DIRECTORS PRESENT:

Mickey Maywald, President
Dan Wax, Vice President
Nigel Payne, Treasurer
Frank Little, Secretary
Mike Winkler, Special Projects

DIRECTORS ABSENT:

ATTENDANCE:

Amy Delaney Wax, Architectural Control Committee
Mark Wordley, Lake Committee
Bob Bailliet, Dam Committee
Liz Ayo, Parks Committee
Larry Quick, Association Management Inc.
Constable Chris Jones & Constable Glen Arnold
2 Owners

OWNERS FORUM:

An owner asked for the minutes and 2008 budget to be added to the website. He also reported many loose dogs in the neighborhood as well as ATVs using the area behind the ball fields.

An owner reported noise problems from a teen rock band playing too loud across the lake from her home. Mark Wordley volunteered to make a gentle contact with the family.

An owner reported that the center electrical plug remained inoperative at the Timber Ridge entrance, and also reported that the light at the basketball pavilion was not working.

CALL TO ORDER:

Due notice having been given and a quorum being present, the meeting was called to order at 7:30 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 Nigel Payne and seconded by Dan Wax to approve the minutes of the November 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. 6 applications were approved. 4 were incomplete. 1 was denied. AMI would send the appropriate letters.

Parks Committee: Liz Ayo reported that the light fixture above the men's bathroom door at the basketball pavilion had been broken by a thrown rock. Larry Quick would add the repair to Roy Wilkins's list.

Trash barrel installation in Beach Park should begin within the next week or two, weather permitting.

Larry Quick would ask Lawn Ranger to rake the mulch at the Basketball Pavilion playground to fill the worn spots.

Larry Quick would ask Roy Wilkins to replace the missing toilet stall door at the Women's restroom at Beach Park.

Larry Quick would explore options to fill the area near the Beach Park pavilion to reduce the standing water.

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

CRX has started sealing the open joints in the spillway. Weather has created several delays, but the project should be completed soon. The spillway fence has been moved as planned.

TCEQ scheduled a dam inspection on December 11.

Lake Committee: Mark Wordley reported that the surveillance system installation should start in the next week.

Neighborhood Watch Committee: No report.

Social Committee: "Cookies With Santa" was scheduled for December 1.

Trails Committee: No report.

FINANCIAL REPORT:

Financial Statements: Nigel Payne reviewed the October Financial Statements and the status of accounts receivable. The reports were accepted.

AMI MANAGEMENT REPORT:

AMI would enter a comment in the service request system to flag any resale quote to indicate that a major violation affects the property for resale on the property with barn only.

The property with multiple ARC and Deed Restriction violations was referred to Butler and Hailey for their legal assistance in resolving the violations. Larry Quick would contact the Montgomery County Health Department to investigate the suspected sewage leakage on the same property.

OLD BUSINESS:

Larry Quick would contact Roy Hailey and ask him to contact the Developer to ascertain his intent for ongoing drainage maintenance on both common and private property.

Larry Quick would contact Louise Girard to coordinate the ordering of the light fixtures for the gate columns.

NEW BUSINESS:

A motion was made by Dan Wax and seconded by Mike Winkler to approved the revised "Exhibit A to Rules Enforcement & Fining". The motion was approved. Larry Quick would revise to add a reference to the Indigo Lake Use Guidelines before asking Butler and Hailey to file the document with the County. Larry Quick would ask Roy Hailey if the new schedule supersedes the old schedule and can be imposed even if the violation started under the old schedule.

Larry Quick would try to make contact with the webmaster to determine the easiest way to transition the maintenance of the website.

NEXT SCHEDULED MEETING

The next meeting of the Indigo Lake Estates Property Owners' Association Board of Directors would be held on Monday, January 7, 2008, at the Nichols Sawmill Elementary School.

ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully submitted: _____
Recording Secretary

Approved:

Chairman

Date