

# ***INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION***

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**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES POA, JANUARY 9, 2012, AT 7:00 PM AT THE MAGNOLIA COMMUNITY CENTER AT 31355 FRIENDSHIP DRIVE, MAGNOLIA, TEXAS 77355.**

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**DIRECTORS PRESENT:**

Mike Winkler, President  
Dan Wax, Vice President  
Nigel Payne, Treasurer  
Bruce Springer, Secretary  
Alan Wright, Special Projects Director

**DIRECTORS ABSENT:**

**ATTENDANCE:**

Larry Quick, Association Management Inc.  
Amy Wax, ACC  
Lee Ann Bower, Garden Club  
Richard Sellier, Trails Committee  
3 Property Owners  
Captain Glen Arnold

**OWNER FORUM:**

An owner reported having seen evidence of beaver activity in Log Gully.

**CALL TO ORDER:**

Due notice having been given and a quorum being present, the meeting was called to order at 7:01 pm. President Mike Winkler presided and the managing agent assisted in recording the minutes.

**ADOPTION OF AGENDA**

On a motion duly made and seconded, the agenda was approved.

**CONSIDERATION OF MINUTES**

On a motion duly made, the minutes were approved for the December Board Meeting.

**COMMITTEE REPORTS**

Garden Club: Lee Ann Bower reported on excellent attendance at recent Garden Club meetings- October 56, November 46, and December 56.

Lee Ann also thanked the volunteers that helped install and remove the Christmas decorations.

Parks Committee: Rich Dotson provided a written report that was distributed to the Board and summarized at the meeting. Larry Quick will arrange for Roy Wilkins and Noack Landscaping to complete many of the reported needs.

Dam Committee: No report. Bob Bailliet volunteered to work with Hugh Clarkson as the Dam Committee. Director Bruce Springer volunteered to serve as liaison to the Committee.

Lake Committee: An update on the lake conditions and primary silting concerns was presented to the Board via e-mail from Chuck Adcox. Chuck also prepared cd's for the Directors showing recent photographs of specific issues while the water level in the lake remained low.

Mike Winkler provided a review of the recent history of the condition report from Arcadis Engineering. The Board discussed engineering firms that might be selected to provide oversight of the eventual silt removal and assist with permitting if required. Mike also reported that the Board is currently developing a "request for proposal" that could be used to select the appropriate contractor for the silt removal.

Architectural Control Committee: Amy Wax provided a written report. AMI would contact the owners and send appropriate letters.

Social Committee: No report. The community remains in need of a Social Committee chair.

Trails Committee: Richard Sellier expects to see some erosion and possibly downed trees following the recent storm. He also reported that the perimeter fence was damaged at Cloverwood Drive, and was in process of being repaired.

Neighborhood Watch Committee: No official report. The parks have been very active during recent evenings while the schools were on Christmas Break.

Captain Arnold reported the apprehension of suspects carrying saddles at night. They were arrested. Captain Arnold reminded all that these were simple crimes of opportunity, and reminded residents to lock their buildings and vehicles.

**FINANCIAL REPORT:**

The financial report was accepted into record: Operating balance was **\$155,848**. Reserve balance was **\$405,824**, including the reserve CD (\$92,674) at Wells Fargo. 4 month A/R total was **\$22,399**. The current A/R balance was **\$26,714**, including \$4248 in outstanding assessments, \$11,250 in fines, and \$9611 in legal fees.

**OLD BUSINESS:**

The required resolution changes including Open Records, Payment Plans, Records Retention, and Rain Barrels, Solar Panels, etc have been filed with the County and posted to the websites.

The Board discussed the lake silting removal and possible installation of gabions in Log Gully to calm the current to allow silt to settle out before reaching the lake.

The “Emergency Action Plan” for the dam was again reviewed. The decision was made to utilize the Sheriff’s Office to call out Search & Rescue in the event of a breach in the dam. Larry Quick would contact the engineering firm to make the final changes to the “Emergency Action Plan”.

In an effort to expedite performance of the obligations of the Association between meetings of the Board of Directors, all of the Board Members individually agreed to the following action:

“The Board reviewed and approved to authorize payment of \$622.95 for the web domain name and web hosting for another five years, which action, on a motion duly made, was ratified and approved.”

The Board reviewed the status of the electrical panels at the three entrances and tabled the issue until other electrical work might be contracted.

**NEW BUSINESS:**

The Board reviewed and approved the 2012 Insurance proposal through Gallagher at a premium cost of \$8732. This does not include the Workman’s Compensation premium of \$250, which will be billed separately by the WC carrier. The insurance coverage was approved.

The Board accepted the resignation of Bob Peretti and expressed their appreciation for the long term service to the community. The Board discussed options for continuation of the service, and will ask Rita Arnold to assume temporary responsibilities for the ILE newsletter at a cost of \$175/month. The newsletter would no longer be printed and mailed out. It would be posted on the ilepoa.com website. An e-mail blast including a link to the newsletter would be sent when the newsletter is posted each month. Feedback would be sought at the Annual Meeting to determine the preference of mailing or electronic posting.

**ADJOURNMENT TO EXECUTIVE SESSION:**

The board adjourned to executive session to discuss past due accounts, deed violations, and legal matters.

**RECONVENE FROM EXECUTIVE SESSION:**

A certified 209 letter was sent for SR #372709 to address the fence trespassing on an ILE bridle path and requiring a full ACC application and documentation. Monthly fines will continue until the violation is resolved.

The Board reviewed SR #1036740 (business from home) – several of the sites have been changed to reflect the business address outside the community, but several remain. Monthly fines will continue until the violation is resolved.

The Board approved the Quit Claim Deeds generated by Butler & Hailey to return several common area parcels of land to Indigo Ranch that had been mistakenly deeded to Indigo Lake Estates.

**NEXT SCHEDULED MEETING**

The next meeting of the Indigo Lake Estates Property Owners' Association Board of Directors would be held at 7:00 PM on February 6, 2012, at the Magnolia Community Center located at 31355 Friendship Drive, Magnolia, TX 77355.

**ADJOURNMENT**

There being no further business, the meeting adjourned.

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

Approved:

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Chairman

\_\_\_\_\_  
Date