

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

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**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES POA, JUNE 6, 2011, 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  
Bruce Springer, Secretary  
Nigel Payne, Treasurer  
Alan Wright, Special Projects Director

**DIRECTORS ABSENT:**

**ATTENDANCE:**

Larry Quick, Association Management Inc.  
Amy Wax, ACC  
Elaine Clarkson, ACC  
Lee Ann Bower, Garden Club  
Richard Sellier, Trails Committee  
Dani Sellier, Neighborhood Watch  
4 Homeowners  
Captain Glen Arnold

**OWNER FORUM:**

An owner and his Scout son made a proposal to perform a project to earn his Eagle Scout badge. The project would involve selected maintenance on part of the equestrian trails. It would also involve purchasing and installing a series of boulders to complete the horse entry to the ball fields and reserve. Trails Chairman Richard Sellier agreed to assist with the supervision and planning of the project. The Board approved the project.

An owner expressed his support for the eventual dredging of parts of the lake. He also expressed support for improvements at the boat ramp. He was concerned that the Board might not act to maintain the depths in critical parts of the lake. The Board responded that the initial topographical survey was completed showing the lake bottom contours and depths. The Board has also recently commissioned a base engineering study to develop a feasibility plan and determine which permits and approvals would be required.

**CALL TO ORDER:**

Due notice having been given and a quorum being present, the meeting was called to order at 7:25 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 April Board Meeting, the May Annual Meeting, and the May Board Organizational Meeting.

## **COMMITTEE REPORTS**

Garden Club: Lee Ann Bower reported that the Garden Club does not meet during the summer months.

Parks Committee: No official report was presented.

Since the single remaining picnic table had reached the end of its useful life at the Basketball Pavilion area, an owner suggested that two be relocated from Beach Park. Larry Quick would arrange for a handyman to relocate two. One would be placed on one of the existing table slabs, and the other would be installed as close to shade as practical.

Larry Quick would contract with Noack Landscaping to remove the windblown sand from the parking lot back to the beach and volleyball court.

Dam Committee: Mike Cranford provided a written report that was distributed via e-mail to the directors in advance of the meeting.

Lake Committee: The lake level is very low because of the widespread drought. The Lake Committee installed three warning buoys to indicate the shallow area as boats leave the “no wake zone”. This area is just off the point adjacent to lot 32 (19935 Country Lake Drive).

Chairman Mark Wordley returned files and materials as he stepped down from the Committee. The Board expressed appreciation for the time and effort that Mark has volunteered over the years to improve the safe use of the lake. The Board would seek volunteers to take over the functions. The Board would work with AMI to develop an effective way to register new boats.

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 reported that the trails are in good shape with very little erosion. Richard expressed appreciation to the Eagle Scout for the thought and planning so far on the trails project.

Neighborhood Watch Committee: Dani Sellier reported that Section Three recently had a section party for families to get to know each other. Twenty families attended.

Dani presented an idea to create an “Ask the Board” section of the newsletter as a possible forum to improve community communication. The Board was supportive of the idea.

Planning for National Night Out has started.

Captain Glen Arnold reported that Montgomery County remains very concerned about fireworks during the extended drought. Glen would pass along any mandates or directives as they become available.

Glen further reported a slight reduction in speeders in the community.

**FINANCIAL REPORT:**

The January financial report was accepted into record: Operating balance was \$265,788. Reserve balance was \$411,847, including the reserve CD (\$92,620) at Wells Fargo. 4 month A/R total was \$41,715. The current A/R balance was \$44,547, including \$26,309 in outstanding assessments, \$8,640 in fines, and \$6893 in legal fees.

AMI would send certified letters in June to owners that have not yet paid their 2011 assessment fees, and forward the remaining delinquent accounts to Holt & Young in late July.

**OLD BUSINESS:**

Dodson has sent the Emergency Action Plan to the TCEQ for review, and will provide final copies to the Board after TCEQ’s review.

The Board reviewed and approved proposals from Noack Landscaping to replace rotors with spray heads at three entrances (\$1801), and to install an additional zone at the Country Lake entrance (\$751).

The Board reviewed and approved the order for two 6 foot picnic tables with plastisol coating for the delivered price of \$965 each. AMI would engage one of the handymen to do the assembly and installation.

The Board tabled the “Committee Guidelines”.

The Board reviewed the correspondence from Indigo Ranch to correct their mistake of deeding three reserves to Indigo Lake Estate. Butler & Hailey would be asked to review the plan to ensure adequate protection for ILE.

**NEW BUSINESS:**

The Board discussed remedies to keep horses from using the areas near the beach. The discussion was tabled.

**ADJOURNMENT TO EXECUTIVE SESSION:**

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

**RECONVENE FROM EXECUTIVE SESSION:**

Larry Quick would contact SR #1238093 regarding gate installation without ACC approval.

Larry Quick would ask Butler & Hailey to review the suspected business from home of SR #1036740.

**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 July 11, 2011, 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