

INDIGO LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF INDIGO LAKE ESTATES POA, OCTOBER 3, 2011, AT 7:00 PM AT THE MAGNOLIA COMMUNITY CENTER AT 31355 FRIENDSHIP DRIVE, MAGNOLIA, TEXAS 77355.

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
Mike Cranford, Dam Committee
Chuck Adcox, Lake Committee
Bob Bailliet, Lake Committee
Dani Sellier, Neighborhood Watch
6 Homeowners
Captain Glen Arnold

OWNER FORUM:

An owner discussed his violation and fine with the Board. He cited sections of the CC&Rs that he interpreted differently than the ACC and Board. He also encouraged AMI to always send the official 209 letter whenever a fine was being levied.

CALL TO ORDER:

Due notice having been given and a quorum being present, the meeting was called to order at 7:12 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 August Board Meeting. Due to the Magnolia Wildfires, the Board did not meet in September.

COMMITTEE REPORTS

Garden Club: No official report. The Fall program for the Garden Club started with a very successful September Meeting with a presentation by the owners of Evans Veggie

Farm. The October 12 meeting will include a presentation by the owners of Brushy Creek Farm.

Parks Committee: Debbie Hobgood provided a written report.

Larry Quick will arrange for a minor switch of picnic table locations at Beach Park.

Bob Bailliet will check the electrical junction box at the Lake pump and make minor repairs to ensure a safe connection.

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

He reported that the irrigation system was functioning properly, and that the dam was in good condition despite the drought.

The Committee will continue to monitor the spillway joints. The joint that was sealed last year was weeping slightly.

Lake Committee: The lake level is very low because of the widespread drought.

Chuck Adcox informed the Board that the new hard drive was installed on the surveillance computer and is functioning properly.

The Committee has been discussing the feasibility of the installation of an additional small boat ramp to launch directly into the main body of the lake. No recommendation was made yet.

Since the boat ramp is so difficult to use during the low water levels, the lake is very quiet.

The Committee suggested moving the rip rap sized stones from the lake in the area of the Rudy Rock Pile while the water was low. It could be moved to one of the large culvert areas for additional erosion control.

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.

Dianne Detrick reported that the New Resident Social would take place on October 23, and Board Members were encouraged to attend.

Amy Wax is coordinating the October 31 Halloween Events. Owners are encouraged to donate candy. The event will include a Haunted House and trailer decoration judging.

Trails Committee: The Trails are in good condition since the lack of rainfall has limited any erosion. A few large boulders will be moved back into place following some relocation by pranksters.

Neighborhood Watch Committee: Dani Sellier reported that the ILE Night Out would take place on October 17, and include a pot luck meal at the Basketball Pavilion. The goal is to increase participation and sensitivity to the safety of the neighborhood. Refrigerator magnets will be distributed with emergency contact information.

Dani will post notice of the event.

Captain Glen Arnold made a brief report. He will contact the County to repair or replace several traffic signs that have been vandalized with spray paint.

FINANCIAL REPORT:

The financial report was accepted into record: Operating balance was **\$197,988**. Reserve balance was **\$405,694**, including the reserve CD (\$92,620) at Wells Fargo. 4 month A/R total was **\$24,258**. The current A/R balance was **\$27,504**, including \$7534 (\$11,399 last month) in outstanding assessments, \$10,590 in fines, and \$7,479 in legal fees.

OLD BUSINESS:

Directors signed the 2010 draft audit for production of the bound copies by O’Neal & Holmes.

The Board again reviewed the budget for 2012, and approved it with the assessment continuing at \$540 for 2012.

Arcadis Lake Engineering Study: The Board reviewed the Arcadis report. The Board approved the invoice for payment less the cost of the meeting with the Board and Lake Committee. Mike Winkler and Chuck Adcox would coordinate a workshop involving Arcadis, the ILE Lake Committee, and the ILE Board.

The items under consideration at this time include removing silt from the boat ramp channel, maintenance and silt removal from Log Gully and the two other inlet channels along Country Lake, and removal of the stones at the Rudy Rock Pile area.

The Board agreed to table further discussion of the Lake Rules and boat ownership concerns.

The Board agreed to table the request to help remove sediment and debris from the detention pond area on private property behind Imperial Oaks.

The Board reviewed the request to post signs at all three entrances as advertising the Adventure Run on Saturday, November 5. Approval was granted to post a sign at each entrance from October 4 with removal by November 6.

NEW BUSINESS:

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 actions via e-mail:

"The Board reviewed and approved the scope of work and cost proposal from Noack Maintenance & Landscaping to replace sprinkler heads and reposition at the three entrance islands for a cost of \$1,206.56, which action, on a motion duly made, is hereby ratified and approved."

"The Board reviewed and approved the purchase of a replacement hard drive for the boat ramp surveillance system at a maximum cost of \$100, which action, on a motion duly made, is hereby ratified and approved."

The Board reviewed and discussed the new legislative requirements that directly affect Homeowner Associations. The Board approved that Butler and Hailey prepare the resolutions as he outlined in his proposal. The Board also approved that Butler & Hailey add a resolution on replacement of director(s) if no quorum is available.

ADJOURNMENT TO EXECUTIVE SESSION:

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

RECONVENE FROM EXECUTIVE SESSION:

The fines for business from home SR 1036740 will continue until all issues are resolved.

The Board agreed to remove the \$300 fine for installation of temporary pool prior to ACC approval for SR #1243781.

The Board denied the settlement offer from SR 5664456. Larry Quick will notify Holt & Young to collect the full assessment and legal fees, and give approval for a possible payment plan that would pay the balance in full by the end of 2011.

The Board directed an ongoing fine of \$150/month in addition to the \$300 fine to SR 1260271 for beginning their remodeling project prior to ACC approval. AMI would send the appropriate certified 209 letter to the owner.

The Board directed a \$300 initial fine and \$150/month fine to SR 1268484 for beginning construction prior to ACC approval. AMI would send the appropriate certified 209 letter to the owner.

The Board tabled the ACC violation SR #372709 since the owner has agreed to submit the appropriate ACC application.

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 November 7, 2011, 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:

Chairman

Date