

MINUTES OF THE BOARD OF DIRECTORS MEETING
INDIGO RANCH PROPERTY OWNERS' ASSOCIATION, INC.
February 26, 2007

Location: West Montgomery County Community Development Center, Magnolia, Texas.

Ann Zimmerman, Secretary, called the meeting to order at 7:00 p.m. A quorum was established by the attendance of the following Directors: Leonard Derden, Treasurer, and Chuck Lieder, Director. Pat McQuillan, President, and Travis Christie, Director for Architectural Control (ACC) were unable to attend. Kelly Sarver and Jeannie Finstad with C.K.M. Property Management was also in attendance.

The Board and CKM introduced themselves to the property owners attending the meeting. Property owners in attendance were as follows: Flo Lieder (IR101096), Communications Chairperson, Charles Coffee (IR101104), Roadway Chairperson, Henry Barnes (IR101050), Roadway Committee, Buzz Dunaway (IR101149), ACC Chairperson, and Martin and Elizabeth Roberts (IR101065).

A motion was made by Leonard Derden and seconded by Chuck Lieder to approve the Minutes for January 22, 2007. All were in favor.

Buz Dunaway stated there are over thirty hardwood or pine trees that have been removed without Architectural Control (ACC) approval. Realtors seem to be ignoring the deed restrictions. What kind of input can the association post or notice to inform contractors that they are responsible for applying to the ACC before cutting down trees. The Board agreed the fine will be \$500 for cutting down trees without obtaining approval from the ACC for the first offense. Charles Coffee commented that if the association charges a \$500 fine that the association or the Board would have to watch closely because the contractor can still cut down trees without permission and just tack on the \$500 fine to the bill for the property owner. Leonard Derden commented on giving all new owners a full copy of the deed restrictions and a summary of deed restrictions with a list of the majority of the violations that are not followed. Buz Dunaway stated to have the new owner sign and return forcing the new owner to read or to at least acknowledge that they have received the deed restrictions. The suggestion was made to put in the welcome baskets, and sign when they receive the basket. This way the new owner cannot come back saying that they have not received the deed restrictions. Leonard Derden stated to have in the summary letter a copy of fines and ACC guidelines to make sure that the new owner understands. This will also show that they understand that there are fines regarding the approval or denial for all ACC applications. Buz Dunaway suggested to also add the summary letter to the ACC application so it is also understood that there are fines. Also state in the summary letter that if fines are pressed that it is the property owners' responsibility not the builders. Put the summary letter on the website. Also put a line in the newsletter having them check out the website for deed restrictions, or put two or three different deed restrictions into the newsletter with each publication.

Charles Coffee (Roadways Committee Chairman) – Mr. Coffee put up reflective tape on all the signs and at the entrances to help people see the signs better at night. Charles Coffee and Chuck

Lieder are looking into purchasing mercury or florescent lighting for the marquee, because the other light bulb is continuing to heat up and burn out. Mr. Coffee has purchased new light fixtures. He commented that Gary Wood would like to have access to the electrical boxes, which means that the bushes that are in front of the boxes would need to be move further up or completely removed. March 10th will be the next workday per the Park and Recreation Committee and they will decide on whether or not to take out the bushes to prevent any damage to the sprinkler system. If they chose to remove the bushes, the Park and Recreation Committee will look into replanting the bushes further up so that Gary Wood will be able to have complete access to the electrical boxes. Mr. Coffee also stated that the second section of the trail has a log down causing a dam in the creek. The tree has been cut up and is rotting away so the creek is able to flow. Leonard Derden stated that it looks really cool because it has created an island in the creek where the water is going around the log. Mr. Coffee is going to try to obtain proposals from two concrete companies to work on Chuck Lieder's project.

Flo Lieder presented the Communications Committee report. The Committee has a couple of concerns that she would like to have noted. They would like to post a safety warning to advise parents to not allow their children to play by or on the gate. Also, on February 14, 2007 two Hispanic males followed someone into the neighborhood. The males were going house-to-house selling meat. This made a couple of the residents feel very uncomfortable because the men would become belligerent if the owner did not purchase anything. They continued to go house-to-house even after a couple of owners informed the men that they were not allowed and that they needed to leave. Janet Hampton with CKM informed some owners to call 911 instead of the direct number for the Sheriff's Department. The males were driving a Ford pick up truck license plate number withheld. Mrs. Lieder has been trying to revamp the Neighborhood Watch (NHW), but she has not had any luck. She stated that if she continues to get no response for the NHW then the Communication Committee will take over. A sign has been ordered with a red background and white lettering double sided on a stand stating that there is a NHW bulletin. This will only be posted at the entrance when the NHW has sent out an email letting the property owners know that there is an email from the NHW committee they need to read as soon as possible. If the property owners' do not have access to an email they have been informed to call Flo Lieder. This sign will not be posted if there are missing dogs, but will send out an email notifying the particular non-emergency situation. The website is not ready yet. The password for the website was discussed and the Board voted and agreed that the password for the restricted position of the website should be "iranch" plus the gate code. There are twenty-one resident that are not in the directory and two do not have an email address. Ann Zimmerman stated that she is working on obtaining the residents information so they are now actually down to twenty residents that are not in the directory. Exhibit "A"

Property owner Elizabeth Roberts stated that the pile of wood that is located behind her house and would like to know if it was going to stay there? Ann Zimmerman stated that it is not going to stay there. It was a pile that was left over from the last clean up park day and some of the volunteers wanted to keep the wood to use for a bonfire. Mrs. Zimmerman let them know that it was okay just as long as the pile did not get scattered. Charles Coffee commented the association needs to designate a burning area that is not around a lot of trees or covered by trees to prevent ambers from catching a tree on fire. Also when a fire is burning make sure that it is supervised if the Board and the committees need to come up with shifts to prevent an unattended fire.

Ann Zimmerman is trying to contact the man that lives across the road to petition with Indigo Ranch to lower the speed limit or put up flashing yellow lights. Charles Coffee stated that the County probably will not do anything, but try telling the County that when school buses leave the neighborhood they have to cross both lanes.

Leonard Derden did not have a financial report to present because he did not have anything to compare with January being the beginning of a new year. An updated collections report showed that 26 lots out of 167 lots have not paid their homeowners' association dues coming to a total of \$14,679.90.

A motion was made by Leonard Derden and seconded by Chuck Lieder to approve collection review. All were in favor.

Ann Zimmerman is going to recruit residents for the NHW and also the Parks and Recreation Committee. She stated that for the committees she would like to see a good structured committee.

March 10th will be the next workday at the park. On April 1st there will be an Easter Egg Hunt from 2:00 – 4:00 p.m. at the Winchester Park.

Yard of the month will go to Steven and Brenda Mize at 16711 Mustang Trail Drive. (IR101158).

Chuck Lieder presented an Activity Funding Form for pre-approval to do something. Exhibit "B"

Therefore being no further business to discuss the meeting was adjourned at 8:15 p.m.

Acting Secretary

Date