

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

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

Pat McQuillan, President called the meeting to order at 7:12 p.m. A quorum was established by the attendance of the following Directors: Leonard Derden, Treasurer, Ann Zimmerman, Secretary, Chuck Lieder, Director and Travis Christie, Director for Architectural Control (ACC). Janet Hampton and Jeannie Finstad with C.K.M. Property Management, Inc. were also in attendance.

A motion was made by Ann Zimmerman and seconded by Leonard Derden to approve the Minutes for February 26, 2007. All were in favor.

Ann Zimmerman reported on the status of the Saddleback Ranch property owner across from Indigo Ranch. The entrance fence has been hit several times and now there are car parts scattered everywhere. Craig Doyal, Montgomery County Commissioner has agreed to work with Indigo Ranch on the backup of traffic at the gate entrance. A blinking yellow light needs to be installed to prevent speeders from hitting the school buses. **Pat McQuillan suggested drafting a formal letter to property owners outlining the risks and the safety issues at the entrance to the subdivision.**

Pat McQuillan stated that there should be a limit of two Activity Funding Forms filled out so that it does not have to be filled out for each item. He gave the example that Forms over \$25 should get Board approval.

Janet Hampton presented the Deed Restriction report. She stated that a few houses had trailers in the driveway; there were a few messy builder sites and problems with four wheelers being ridden in the subdivision. Pat McQuillan asked about the status of Mr. Weber's proposed checklist and stated that it should be compared to the deed restrictions to make sure that it is in compliance. He further stated that the issues need to be segregated between deed restrictions and ACC guidelines and once it is workable then it can be enforced.

There was discussion concerning ACC guidelines and the Board's control of what the requirements should be. It was suggested by Janet Hampton that once the guidelines have been approved, they should be recorded with the County. The Board is concerned with the establishment fines for trees cut down without prior approval. The enforcement of these fines was discussed at a meeting. Ann Zimmerman stated that once the guidelines are, finalized and recorded by the County, the document could be added to the website. The next step is to inform all property owners and make them aware of the ACC guidelines and changes if any.

It was suggested that the entrance gate codes be inaccessible at certain times, for example; not accessible between 6 p.m. in the evening to 6 a.m. the next morning for construction workers. The Board discussed accepting proposals to upgrade the access gate box. It was also suggested the idea of having an access code log to track the codes. Chuck Lieder will work on the log.

The Board agreed the school bus drivers need remotes for the gate. The drivers will have to sign for them. Ann Zimmerman will find out which school buses will need remote gate openers.

There was also discussion concerning the scraping of the roadways. Some property owners where upset, it had been discussed that weed killer would be used rather than a tractor.

Kat Barnes, property owner suggested putting in speed bumps due to the speeding throughout the subdivision at all hours of the day and night. She stated it is usually the residents that are speeding and running stop signs.

Chuck Lieder stated that he still has not received quotes from the concrete companies for his project.

Ann Zimmerman reported on the Beautification Committee. She stated that there was a workday in the park on March 10<sup>th</sup> and gave lots of praise and thanks to the nine families that helped clean up the park. She stated that the park is beautiful and the only remaining item necessary was ant killer needs to be put down. This is where the Easter Egg Hunt will take place. Also, there will be another workday to clean up the other park, but the date has not been set. It was also recommended that it is time to start spraying for mosquitoes. Last year spraying began in the middle of April and was continued through the first week in October. Janet Hampton will contact Platinum Pest Control.

The Social and Welcome Committee report was presented. April 1<sup>st</sup> is the Spring Event. And it is planned on August 2<sup>nd</sup> to have a National Night Out with law enforcement officers getting the kids involved as well as the Neighborhood Watch Committee. The Welcome Committee has several baskets to deliver. It was discussed that a Welcome letter would be put into the baskets, Exhibit "B", but Pat McQuillan stated that he would like to hold the letter until the ACC Committee met regarding the guidelines.

Flo Lieder presented the Communications Committee report. (See Exhibit "C") The Committee held a discussion about putting the ACC guidelines on the website but that was tabled until the ACC Committee meeting. The website is up and running thanks to Tammy Lake. The Board stated that it looks great and that Tammy is doing a great job. The newsletter will be posted on the bulletin board. And the minutes will be posted on the website located on the Board Information Tab. Pat McQuillan suggested that a notice of Board Meeting with the agenda be posted so that more property owners would attend. Ann Zimmerman suggested having Flo Lieder email property owners with this information inviting them to attend. Flo Lieder suggested to have the agenda to her by

Wednesday so there will be enough time to post it on the website and send out the emails. Flo Lieder also stated that she and Tammy were going to work together on having access to the website but unfortunately, they do not have the same software, so Tammy will print a sheet, showing Flo how to access the website. The next newsletter is scheduled for the end of May, therefore the deadline for submissions from the Committees is May 17<sup>th</sup>. Susan Canter is going to be taking over the Neighborhood Watch (NHW). Flo Lieder stated that there are still no volunteers but that Susan Canter has good ideas of how to entice volunteers for the NHW Committee. Flo Lieder will remain the Committee Chairperson.

Leonard Derden presented the Financial Report. (See Exhibit "D") There was an 87% collection rate as compared to budgeted income.

There was discussion that Reserve "A" is still underwater.

Therefore being no further business to discuss, the meeting was adjourned at 9:20 p.m.

---

Acting Secretary

---

Date