

**MINUTES OF THE BOARD OF DIRECTORS MEETING
INDIGO RANCH PROPERTY OWNERS' ASSOCIATION, INC.
May 29, 2007**

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

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

A. Formal Board Decisions

A motion was made by Travis Christie and seconded by Leonard Derden to approve March 26, 2007 and April 23, 2007 Minutes. All were in favor.

A motion was made by Travis Christie and seconded by Leonard Derden to send the directory by email to all residents that Flo Lieder has an email for. All were in favor.

A motion was made by Travis Christie and seconded by Chuck Lieder to approve for the 2007 insurance of D & O \$1,180, umbrella \$977.03 and G&L \$1,175 (2 million). All were in favor.

A Road Fund CD June 8th Financial Committee has met and maturing at \$74,404.51. It was recommended to use First Community Bank that offers 5.51% for a 9 month CD.

A motion was made by Travis Christie and seconded by Chuck Lieder to approve using First Community Bank for a CD. The signers on the account will be Pat McQuillan, President, Charles Lieder, Vice President, Leonard Derden, Treasurer, and Susan Gonzales, Managing Agent. There should be two (2) signatures to do anything on the CD. Please see exhibit "B" and exhibit "C". All were in Favor.

B. Board Discussion – Existing Action Items

AI # 0703-01 A letter was sent to County Commissioner Craig Doyal for a new traffic study in the light of recent accidents and safety concerns at the entrance. The letter was received by the Commissioner and has passed it on to the City Engineers.

Status - Open pending County's feedback.

AI # 0703-02 The deed restriction checklist enforcement discussion has been tabled

Status – Hold pending further review and elimination of subjective elements.

AI # 0703-03 Discussion was held concerning separating the new home application and improvements to simplify the process. The Board would like to meet with Buz Dunaway, ACC Chair, to discuss the ACC application, the fine process and tree limitations. Assigned to Travis Christie

AI # 0703-04 Discussion was held concerning speed bumps. The discussion was tabled. Property owners would be asked before taking any action. Chuck Lieder suggested as an action item to look into surveying the property owners concerning speed bumps and coming up with how to approach this. All agreed. Assigned to C. Lieder

AI # 0703-05 Discussion was held concerning access to high speed Internet. The Board feels this is largely a commercial issue, but agreed to study the history and help as they can. Assigned to P. McQuillan.

C. Board Discussion – New Action Items

AI # 0704-01 The new gate code will be changed June 1, 2007 by Charles “Chuck” Lieder or by Charles Coffee. There will not be a gate code carry over on the old code. It will be removed on June 1st. The new code is “Rain.” Assigned to C. Lieder

AI # 0704-02 Per Susan Hatchet (IR101143) the Nature Trail is impossible to access. The nature trail is behind her property and she spent \$250 last summer mowing. She would like to assist in having the nature trail maintained. The Board will develop a plan. Janet Hampton will contact Mary Peluso to seek a proposal for mowing of the Nature Trail. Mary Peluso will meet with Charles Coffee or/and Chuck Lieder. They can only mow approximately 1½ miles of the nature trail. The rest is too wet or not reachable. Assigned to J. Hampton

AI # 0704-03 Need to renew mandatory insurance 2006 we carried a \$2,000,000 cover and paid \$1,593 to get the same for \$1,175 or pay \$1,742 for \$3,000,000 cover. Assigned to L Derden.

AI # 0704-04 CKM will mail the ACC application for a driveway to Jason LaJuna. Assigned to CKM

AI # 0704-05 Mr. Byrn was asked to complete the ACC application and deliver to CKM. Janet stated she would forward to ACC. Assigned to CKM

AI # 0704-06 Chuck Lieder will give Flo Lieder the Aqua Texas process of water quality for the newsletter from the manager’s report. Assigned to C. Lieder

D. Board Discussions – No Decision, No AI

Discussion was held concerning the continued problem of dogs running loose. A letter should be sent if no response is received from the property owner without an additional fine. If the dog is seen again a second letter with a second fine will be sent to the property owner.

Janet Hampton stated the resolutions are attached with deed restriction letters confirming property owners are aware of the resolutions and the fine information

Discussion was held concerning mosquito spraying. The contracted company will also drive up individual property owners' driveways for an additional cost to the property owner, which Travis Gerthe is handling the billing.

E. Committee Reports & Discussions

Janet Hampton presented the Deed Restriction report. Dogs are running loose, and occasionally cars are speeding, and running stop signs. The property owners are urged to contact Janet Hampton at CKM with any deed restriction violations. Ms. Hampton stated the information is held confidential.

Travis Christie presented the Architectural Control Committee ("ACC") report. One (1) resident is in completion; there are a few items to receive before issuing a refund, and one (1) resident has submitted a set of plans to be reviewed.

Charles Coffee presented the Roadways Committee report. They are working on reinforcing the roads edge with crushed limestone, bringing in material for erosion. Property owner of lot 63 is concerned about the erosion between lots IR101062 and IR101063. Mr. Coffee also reported they are clearing trees on Indigo Hills where the major culverts are going under the roadways, working on weed killer for the roadways edge. The rail/tracks at the entrance will be 4' wide concrete beams.

In Ann Zimmerman's absence, Pat McQuillan led a discussion on the Parks & Recreation Committee. Pat McQuillan and Travis Gerthe went to Reserve "A" and shredded brush. There is a fair amount of water trapped and dirt needs to be brought in when it dries up for leveling. P. McQuillan presented a preliminary estimate of \$1,000 for labor and a bulldozer and \$1,500 for dirt to get to the next phase of the project (backstop installation).

Per Susan Hatchet (IR101143) the Nature Trail is impossible to access. The nature trail is behind her property and she spent \$250 last summer mowing. She would like to assist in having the nature trail maintained. The Board will develop a plan.

The rail ties at the gate have been hit repeatedly. Thoughts were to replace with moss rock.

Flo Lieder presented the Communications Committee Report (inclusive of the Neighborhood Watch Committee or "NHW"). The National Night Out will have refreshments on August 5, 2007. Flo presented a new list for gate codes suggestions. June newsletter has already been mailed. Flo suggested sending the directory via email directly to the property owners. Flo Lieder is the Chairperson for NHW and Tammy Adams is the Assistant Chairperson. Someone will speak at the National Night Out, introduce the Fire Department, and request NHW Volunteers. Charles Coffee suggested that in the future, we may want to consider having the National Night Out in a cooler month. All agreed that this may be wise and is worth considering.

It was stated that the website needs input from the Board. Tammy Lake will be the technical contact, and Flo Lieder will do the upkeep (focused on content). Please see exhibit "A".

Leonard Derden presented the financial report. The status relations to last year April 30, 2006 last year \$8,200 was owed to us this year as of April 30, 2007 we have \$4,626 owed to us. We are in better than last year for outstanding debts.

Pat McQuillan suggested developing some sort of annual award to honor our most dedicated volunteers. This was tabled.

F. Open Forum

Jason LaJuna, Travis Gerthe, Susan Hasket, Bill Byrn, Charles Coffee, and Flo Lieder were present.

Susan Hasket asked the Board if you could have a water well for watering pasture. CKM will ask Aqua Texas if you can have a well. The Board cannot endorse this action and advised that the property owner should contact Aqua Source for clarification.

Bill Byrn started a fence without ACC approval 20' of road the associations 10' of riding trails. Mr. Byrn was asked to complete the ACC application and deliver to CKM. Janet stated she would forward to ACC.

Charles Coffee asked about his secondary power lines to the house. He had to pay extra for the underground to his house. He would like the Board to address this issue since his neighbor does not have a split the hardship. Mr. Coffee had to pay. This will be turned over to the ACC for discussion. Please see exhibit "D". Subsequent to the meeting this request was withdrawn from the Property Owner.

Therefore being no further business the meeting was adjourned at 9:00 p.m.

Acting Secretary

Date