

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

June 25, 2007

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

Chuck Lieder, Director, called the meeting to order at 7:10pm. A quorum was established by the attendance of the following Directors: Leonard Derden, Treasurer, and Ann Zimmerman, Secretary. Janet Hampton with C.K.M. Property Management, Inc. (CKM) was also in attendance. Travis Christie, Director for Architectural Control (ACC), and Pat McQuillan, President, were unable to attend.

A. Formal Board Decisions

A motion was made by Ann Zimmerman and seconded by Leonard Derden to approve May 29, 2007 Minutes. All were in favor.

A motion was made by Ann Zimmerman and seconded by Chuck Lieder to approve the financial and delinquent reports. All were in favor.

B. Board Discussion

Leonard Derden presented the financials. This time last year the amount of 2006 assessment delinquency was \$7,514 and this year the amount of 2007 assessment delinquency is down to \$4,006. Road fund CD was redeposited in 1st Community Bank in Tomball. 5.51% for 9 months CD on the day it matured.

Discussion was held concerning greater community involvement in "Workdays" and the IRPOA Committees.

Discussion was held concerning the loose rocks on the corners. The rocks are getting in the roadway. The Roadways Committee has the responsibility to resolve the issue.

Janet Hampton presented the deed restriction report.

Discussion was held concerning the replacement of fence damage. Leonard Derden suggested round top posts concreted. Buz Dunaway suggested railroad ties.

C. Board Discussion – New Action Items

Please see Action Item List Attached

D. Board Discussions – No Decision, No AI

(None)

E. Committee Reports & Discussions

Ann Zimmerman presented the Social committee. The social committee will supply refreshments for National Night Out in August. The park and beautification committee will clean the parks the day before National Night Out. Need to kill ants and clean up parks. Charles Coffee has traffic cones for closing off the parking lot.

Flo Lieder represented the communications committee, website, and neighborhood watch (NHW). Please review exhibit "A" for further detail

Buz Dunaway presented the ACC report. There are no new home applications. There are some issues with not reading the application and rules.

Chuck Lieder represented the roadways committee. At Hitching Post seven (7) loads of fill were delivered and spread and will be sodded to stabilize the repair. There was removal of small trees blocking culverts.

F. Open Forum

Bill Byrn (IR101063, 64) was denied for fencing. Cannot build in the easement. See AI 0706-3

Flo Lieder is asking a ruling on opening of the gate for garage sales and or houses for sale. This will be added to the agenda for the July 2007 meeting. Gate Opening Policy.

Buz Dunaway suggested regular water testing. A plan needs to be developed and Ray Garcia has volunteered to explore water testing. See AI 0706-6

Therefore being no further business to discuss the meeting was adjourned at 8:45 pm

Acting Secretary

Date