

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

July 23, 2007

The meeting was called to order by Patrick McQuillan at 7:10 p.m. A quorum was established by the attendance of the following Directors: Leonard Derden, Treasurer, Ann Zimmerman, Secretary and Charles Lieder, Director. Janet Hampton with C.K.M. Property Management Inc. (CKM) was also in attendance. Travis Christie was unable to attend.

A. Formal Board Decisions

A motion was made by Ann Zimmerman and seconded by Leonard Derden approving the Minutes of June 25, 2007. All were in favor.

Leonard Derden stated we are half through the year and have exceeded our income budget resulting in being ahead for our budgeted year. Compared to last year's assessments we had \$6,180, this year \$3,496. Extra expenses: keypad for the gate, fence repair. Expenses budgeted were \$66,000, but spent \$26,000. 5.51% for out CDs. Exhibit "D."

A motion was made by Ann Zimmerman and seconded by Charles Lieder to present the Financial and Delinquent report. All were in favor.

B. Board Discussion

A funding decision will need to be made concerning the roadways. The eroded areas will need fill dirt.

Ann Zimmerman and Travis Christie's term are ending September 2007.

The Board and property owners feel the quality of water is not what it could be. Buz Dunaway suggested testing the quality of water on a regular basis.

Discussion was held concerning the entrance damage. The Board is looking into different ways to protect the entrance. Leonard Derden had suggested concreted round top posts and Buz Dunaway had suggested railroad ties.

C. Board Discussion –New Action Items

Please see AI List 0706-1 thru 0706-6

D. Board Discussions – No Decision, No AI

E. Committee Reports & Discussions

Janet Hampton presented the Deed Restriction report.

Buz Dunaway stated there are some issues with builders not abiding by the guidelines. They are failing to read the approval rules of the ACC application.

Chuck Lieder presented the Roadway reported. The front gate is not working and will be open until repaired. The keypad is none functional at this time. Exhibit "B." File is bid file. He is working on illumination for the entrance, loads of dirt for erosion in various areas and working on the corners and will probably use concrete since the gravel did not work. The gravel at the intersections of Mustang Trail & Stagecoach and Stagecoach & Indigo Hills has loose gravel in the roadway.

Flo Lieder stated National Night Out (NNO) will be August 5, 2007 at 2:00 p.m. Come out and meet your neighbors...join NHW. Exhibit "C." Flo stated the park needs to be cleaned before the NNO. Cleaning up should include killing ants and cleaning up the park of debris such as dead trees and brush. Charles Coffee will provide traffic cones to set up for parking areas.

Ann Zimmerman presented the Parks & Recreation report. A workday will be held August 4, 2007 to kill the ants and remove the dead trees and brush. Flo Lieder said she would send out an email for some volunteers for the workday.

Ann Zimmerman presented the Social & Welcome. The Social Committee will be providing refreshments and watermelon for the NNO. The Welcome Committee is continuing to make welcome baskets and delivered to new owners.

F. Open Forum

Bill Byrn, IR101063, 64, stated he has put fencing in the easement and wants to know if he can have a variance. Janet Hampton will check on Mr. Byrn's appeal letter.

Jose Garcia, IR101001, asked if the landscapers are to mow in front of his property. The Board stated the Association asks that property owners mow in front of their own property to save on expenses for the Association.

Jason Laguna, IR101116, asked about the mosquito spraying. The community is sprayed once a week. He would like to see a covered area in the park for shade.

Flo Lieder would like a ruling on opening the gate for a garage sale, house for sale, etc..

With no further business, the meeting was adjourned at 8:45 p.m.

Acting Secretary

Date