

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

August 27, 2007

The meeting was called to order by Patrick McQuillan at 7:05 p.m. A quorum was established by the attendance of the following Directors: Leonard Derden, Treasurer; Ann Zimmerman, Secretary; Travis Christie, Director; and Charles Lieder, Director. Janet Hampton with C.K.M. Property Management Inc. (CKM) was also in attendance.

**A. Formal Board Decisions**

A motion was made by Ann Zimmerman and seconded by Charles Lieder approving the Minutes of July 23, 2007. All were in favor.

Leonard Derden presented the Financial report. Mr. Derden noted that the association's income is almost 107% of the budgeted income for the year. Income for 2007 was budgeted at \$59,290, and actual 2007 income is \$63,394. Last year uncollected assessments were \$5,460; this year's uncollected assessments are only \$2,376. A preliminary budget for 2008 is being prepared for the annual members meeting. Please see Exhibit "A" for further detail.

A motion was made by Charles Lieder and seconded by Travis Christie to approve the Financial and Delinquent report. All were in favor.

A motion was made by Ann Zimmerman and seconded by Charles Lieder to appoint Travis Gerthe to the Architectural Control Committee ("ACC"). All were in favor.

**B. Board Discussion**

Patrick Collier, an ACC member, has resigned. The Board would like to appoint Travis Gerthe to fill the vacant position.

Pat McQuillan stated that two property owners are needed to fill Board vacancies. Good attendance at the annual members meeting is expected. Janet Hampton will contact Ray Garcia, Ann Christie and Doug Moore to confirm that each would like to be included on the ballot.

The association's attorney's opinion is that if a person owns a lot, that person receives a vote. The Board requested a more detailed opinion from the attorney. Janet Hampton will ask the attorney for this.

A PowerPoint presentation will be made at the annual members meeting. Ann Zimmerman will bring an extension cord for this.

The survey form to be completed by property owners was reviewed. Please see Exhibit "D" for further detail.

### **C. Board Discussion –New Action Items**

Please see AI List 0707-1 thru 0807-2

### **D. Board Discussions – Old Action Items**

0704-3: An ACC guidelines meeting will be scheduled within the next 2 weeks. The gate being open is on hold.

0705-6: There are access problems to obtain a water-testing sample from the source. If a sample cannot be obtained from the source, then a sample from a nearby tap will be used.

### **E. Committee Reports & Discussions**

Janet Hampton presented the Deed Restriction report.

Buz Dunaway presented the ACC report. There are 4 houses under construction; 2 houses close to completion. The ACC approved a barn and a few fences, but the construction of these has not started yet.

Chuck Lieder presented the Roadway report. The dirt work in the cul-de-sac area of Hitching Post is complete. There is heavy silting at the intersection of Stagecoach Crossing and Mustang Trail, which is restricting the culverts. Clearing the trees and brush from the larger culvert areas has been deemed too laborious for the number of volunteers available. Please see Exhibit "B" for further detail.

A quote for mowing and maintaining the Reserve "A" frontage on the fence line and outside the fence in the Walnut Creek area is needed. The mowing and maintenance would be done 4 times a year, including every other month during the growing season.

Ann Zimmerman presented the Parks & Recreation report. Mrs. Zimmerman thanked everyone for helping with the National Night Out ("NNO") cleanup and for the nature trail cleanup. A request for volunteer help needs to be made. Please see Exhibit "E" for further detail.

Ann Zimmerman presented the Social & Welcome committee reports. The Social Committee helped with NNO. The next social event will be the holiday party on December 2. The Welcome Committee has several welcome baskets to deliver. Dinner from The Rib Tickler will be served at the annual members meeting.

Flo Lieder gave the Communications committee report. Please see Exhibit "C" for further detail. The newsletter was mailed 8/23/07. Board agendas need to be included on the association website.

## **F. Open Forum**

Buz Dunaway (IR101149) requested that maintenance sweep the gravel off the road at corners; volunteers will sweep gravel from the roadway.

Mosquito spraying is done twice per week.

Doug Murray (IR101056) asked about Board member duties. Pat McQuillan stated that Board members attend monthly meetings, which begin at 6:30 p.m. for the Board members to discuss sensitive issues and 7:00 p.m. for property owners. The Board oversees association committees and works on the association's budget.

Jean Breese (IR101125) stated that there is a drainage problem in the area of IR101123.

**With no further business, the meeting was adjourned at 8:00 p.m.**

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**Acting Secretary**

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**Date**