

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

October 29, 2007

The meeting was called to order by Patrick McQuillan at 6:38 p.m. A quorum was established by the attendance of the following Directors: Leonard Derden, Treasurer; Anne Christie, Secretary; Charles Lieder, Director; and Doug Murray, Director. Kelli Sarver and Megan Badke with C.K.M. Property Management Inc. (CKM) were also in attendance.

A. Formal Board Decisions

A motion was made by Leonard Derden and seconded by Charles Lieder approving the Minutes of August 27, 2007. All were in favor.

Leonard Derden presented the Financial report. Mr. Derden noted that the association's income is 112% of the budgeted income for the year. Income for 2007 was budgeted at \$59,290, and the actual 2007 income is \$66,534.

A motion was made by Charles Lieder and seconded by Anne Christie to recommend Gary Bennett to replace Tres Shelton for the ACC committee. All were in favor. This will not be effective until January 1, 2008.

A motion was made by Anne Christie and approved by all in favor to hold bi-monthly meetings for 2008. All were in favor. This change will be effective in January 2008 and meetings will take place in Jan, Mar, May, Jul, Sept (Annual), and Nov.

A motion was made by Doug Murray and seconded by Charles Lieder to have the association absorb the certified mail fees (i.e. not to rebill these costs to Property Owners). All were in favor.

A motion was made by Doug Murray and seconded by Anne Christie to approve Pat McQuillan as President. All were in favor.

A motion was made by Anne Christie and seconded by Charles Lieder to approve Leonard Derden as Treasurer. All were in favor.

A motion was made by Doug Murray and seconded by Charles Lieder to approve Anne Christie as Secretary. All were in favor.

B. Board Discussion

Discussion was held concerning the Committee oversight responsibilities of the Board and it was agreed that the Board oversight would be as follows:

Committee
ACC

Board Oversight
C. Lieder

Finance	L. Derden
Parks & Recreation	D. Murray
Communications	P. McQuillan
Social	A. Christie
Roadways	P. McQuillan

C. Board Discussion – New Action Items

In light of recent Board changes, agreed that L. Derden would review the banking and/or finance records regarding the approved/authorized signatories and report at the next meeting.

The following action items were closed: 0704-4, 0704-5, 0705-2, 0706-3, 0707-2.

D. Committee Reports & Discussions

Charles Lieder presented the ACC report. He proposed a plan for a 3-phase approach to ACC applications. Permits are not being displayed on properties and the ACC suggests a sign holder visible for all residents.

Ann Zimmerman presented the Parks and Receptions report. They have cleared out the front of Reserve A. The subdivision needs volunteers for the continued cleanup/upkeep of the nature trail. The Board would like to know who authorized the landscaping company to paint the tops of the fire hydrants black. Megan Badke with CKM will try to find out who painted the fire hydrants.

Charles Coffee presented the Roadways report. Additional lighting is needed outside the front gate next to the street. More dirt is needed for the erosion in the front of the subdivision. Five new stop signs with brackets are also needed for the subdivision of which CKM will look into. Will also check to see if there is a warranty on the signs. Plan for concrete installation at the gate in final stages of development.

Ann Zimmerman presented the Social report. The holiday party will be held on December 2, 2007. There will be a “giving tree” at the party as part of their involvement in the Adopt-a-Family program. Discussed preliminary budget and the fact that we did not allow for a rental fee for the community center. Ann Zimmerman to review and perhaps negotiate to see if the \$300 fee can be waived and/or reduced.

Pat McQuillan presented the Communications report. The newsletter for November needs contributions. A new gate code was established as 2253 or BAKE and will be in effect as of December 1, 2007.

There will be no meeting held in December 2007.

With no further business, the meeting was adjourned at 8:30 p.m.

Acting Secretary

Date