

MINUTES OF THE BOARD OF DIRECTORS MEETING
INDIGO RANCH PROPERTY OWNERS' ASSOCIATION, INC.
January 22, 2007

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

Pat McQuillan, President, called the meeting to order at 7:10 p.m. A quorum was established by the attendance of the following Directors: Leonard Derden, Ann Zimmerman, Travis Christie, and Chuck Lieder. Janet Hampton with C.K.M. Property Management was also in attendance.

The Board and CKM introduced themselves to the property owners attending the meeting. Property owners in attendance were as follows: Flo Lieder (IR101096), Communications Chairperson, Charles Coffee (IR101104), Roadways Chairperson, Tammy Lake (IR101007), Website Chairperson, and Buzz Dunaway (IR101149), ACC Chairperson.

A motion was made by Leonard Derden and seconded by Charles Lieder to approve the Minutes of November 27, 2006. All were in favor.

There is not a Board meeting held in December.

Chuck Lieder presented a quick summary of how Committees would organize and manage their committee projects. This was a brief response to the action item 3.g regarding definition of responsibilities of Board and Committee Chairs. Due to the length of the meeting additional discussion was deferred to the February meeting.

Janet Hampton will obtain two proposals from electricians to repair/replace the light on the pine tree on the exit side of the gate.

Janet Hampton with CKM will pay the electrical bill submitted by Tejas Sales for \$75 to replace a photocell.

In November of 2003 the Board denied a request for a radio tower by a property owner. The Board recently received another request for a different style and voted to deny all **radio towers**.

Discussion was held concerning putting **commercial products** in Welcome Packets. The Board agreed this would not be allowed; however advertising of commercial products in the newsletter would be allowed.

Janet Hampton will send an expense sheet to the Board members for reimbursement of expenses for committee members to complete and submit to Leonard Derden, Board Treasurer.

Pat McQuillan stated that a chain has been put up at the entrance to Reserve "A."

The new stop signs have been purchased and installed. Exhibit "A."

Ann Zimmerman will check on offsite places to hold garage sales due to security reasons and concerns of leaving the gate open.

Janet Hampton presented the deed restriction report. The Board reviewed a checklist for deed restrictions submitted by a property owner. Exhibit "B." The Board would like Janet Hampton to email the deed restriction checklist Deanne White uses during her inspections.

Buzz Dunaway stated there has not been any activity since the last Board meeting. The ACC approved four houses before the end of the year, but only one has begun construction and one is coming soon. One builder was fined for a massive fire. Mr. Dunaway would like the fines to be reviewed because he feels it is easier for some builders to pay the small fine versus complying with the guidelines.

Pat McQuillan asked for a recommendation to rename the Roads, Bridge, & Gate Committee. The Committee was renamed to Roadways Committee.

Charles Coffee stated they are working with Gary Wood concerning the circuit board and track on the gate. He will either replace the whole keypad for the gate or find a way to light it up better. The track will be redone by pouring a concrete beam on the entrance and exit to anchor the tracks.

Discussion was held concerning signs being put up around the gate warning children to stay away from the gate.

The Roadways Committee is also working on spraying the roadway edge for weeds. They are looking into bring in riprap and soil to repair eroded areas. Will look into how much fill it will take to repair and let the Board know an estimated amount. Road surveys will be started again. Drivers are cutting the corner at Indigo Hills & Stagecoach Crossing, creating deep ruts. Material is needed to add to the radius and bring the stop signs farther in to prevent drivers from cutting the corner short. Mr. Coffee would like to put reflective tape on the stop signs to prevent accidents, since it is so dark at night. He will obtain a cost estimate and get back to the Board.

Ann Zimmerman presented the Parks, Recreation, Beautification, & Social report. **March 10, 2007 will be the workday in the park.** They will start having workdays on a quarterly basis and will coordinate by means of an article in the next Newsletter. They will pick up branches and clean the parks. Delivered seven welcome baskets and need to deliver three to new property owners. The Holiday Social was outstanding, there were over a hundred people. Next year they will possibly have it catered. All reimbursements have been paid for the holiday social. Mrs. Zimmerman stated they are thinking about having an Easter Egg Hunt this year.

Flo Lieder presented the Communications report. She stated she emailed property owners to let them know when the gate was not working. She recommends signs be put up on the gate when it is not working and under repair so that everyone knows. The newsletter and website will have info about who to contact when there are problems with the gate or anything else. The Board decided to list the contacts as follows: CKM, Chuck Lieder, and Charles Coffee as an alternate. The website is being changed to Indigoranch.com instead of Indigoranch.org. **Articles from the Directors are due mid February.** Also a preview of how the Neighborhood Watch would be structured and operate was presented. All agreed. Exhibit "C."

Leonard Derden presented the final 2006 Budget and expenditure report. The 2006 actual carry over was \$46,568 in the Operating Fund and \$178,144 in the Road Fund. In the 2007 budget expected receipts for Prior Year Assessments were reduced due to having more delinquent payments received at the end of 2006 than projected at the time the budget was originally prepared. Approximately \$350 in Activities Committee reimbursements for \$350 were paid after January 1, 2007, requiring a shift in the 2007 budget from \$1,000 to \$1,350. The cost for a Special Project for Parks backstop of \$3,800 was not paid in 2006 and was therefore shifted to the 2007 budget. With input from Charles Coffee the Board decided to change the right-of-way drainage control budget from \$2,500 to \$10,000

A motion was made by Travis Christie and seconded by Ann Zimmerman to approve the revised 2007 Budget. All were in favor.

Leonard Derden will email the revised 2007 Budget to everyone.

Janet Hampton will send the Board and Flo Lieder a list of street addresses.

The Board discussed trash pick up on Butera as a community workday project.

Discussion was held concerning the gate across from Indigo Ranch getting hit. Ann Zimmerman will contact the owner and then contact Janet so she can contact Commissioner. Exhibit "D."

Chuck Lieder presented a quick summary of how Committees would organize and manage their committee projects. This was a brief response to the action item 3.g regarding definition of responsibilities of Board and Committee Chairs. Due to the length of the meeting additional discussion was deferred to the February meeting. Exhibit "F."

Board will review during the month and bring suggestions to the next meeting.

There being no further business, the meeting was adjourned at 9:05 p.m.

Acting Secretary

Date