

INDIAN BEACH PROPERTY OWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING

The meeting of the Board of Directors of the Indian Beach Property Owners' Association ("IBPOA") was held on February 28, 2009. Roger Owens, President called the meeting to order at 8:00 a.m. Directors present were Erik Ehring, Melvin Dow, Mackey Ball and Art Schroeder. Susan Gonzales with C. K. M. Property Management, Inc. ("CKM") was also present. Susan Gonzales confirmed that a quorum was established.

Upon motion duly made by Mackey Ball and seconded by Eric Ehring, the following resolution was unanimously adopted. **RESOLVED THAT**, the Board approved the minutes of the last meeting as presented.

The financial report was presented. Delinquent accounts were discussed. Upon motion duly made by Mackey Ball and seconded by Erik Ehring, the following resolution was unanimously adopted. **RESOLVED THAT**, the Board approved the Financial Report as presented and stated send delinquent accounts to the attorney.

The 911 phone will be checked to see if it works. A property owner reported it was not working.

Discussion was held concerning obtaining bids for the dunes and walkovers and that a low interest loan may need to be obtained. The City of Galveston will install the drainage at the beach at the walkovers.

The repairs of the pool fence, tennis court fence demolition and restoration of the fishing pier was discussed. First priority was to remove the tennis court fence and get the pool fence repaired. Areas of repairs were 1) pool fence & repairs to pool area building, 2) tennis court – demolition and rebuild, and 3) pier fence repair & catwalk & gazebo repair. Bids are to be emailed and discussion will be by teleconference. It was recommended that a property owner meeting be held to review the options before the Board and members. Discussion was held that Volunteers4Galveston may be able to help – Susan will follow up. Driving on the beaches was discussed.

Lot owners to be sent a letter giving them until March 15, 2009 to clean up their lots. Discussion was held on replacement of fences that were destroyed by Ike. The property owner needs to obtain approval from the ACC.

A special assessment was discussed as to the cost of the Ike damages to include the dune. Last time owners were assessed by location to the dune front row, second row and bay side. It was suggested that a 3-5 year loan be used with a low interest rate. Banks to be checked are Guarantee, Texas First and Moody.

Action items:

1. Re-bid the pool, tennis court fence demo and pier
2. Email 3 bids on dunes and walkovers, 1 has been received.
3. Set up members meeting in approximately 30 days
4. Melvin to review the CC&R's for allowance of lien on dune projects
5. Susan to check on loan information
6. A story Board will be needed for the meeting

There being no further business to come before the Board the meeting was adjourned 9:45 a.m.

Susan Gonzales – Recording Secretary