

INDIAN BEACH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

The meeting of the Board of the Indian Beach Property Owners' Association ("IBPOA") was at Roger Owens Indian Beach Home on March 24, 2007. Roger Owens, President called the meeting to order at 10:00 a.m. Directors present were Erick Ehring, Mackey Ball and Melvin Dow. Susan Gonzales with C. K. M. Property Management, Inc. ("CKM") was also present. A quorum was established by the attendance of Directors.

The minutes of the Members meeting held January 5, 2007 were emailed to the Board for review. Motion made by Melvin Dow and seconded by Mackey Ball, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the Board meeting minutes held January 5, 2007.

The financial report and collections were reviewed. Upon motion being duly made by Erick Ehring and seconded by Mackey Ball, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the financial report and that the delinquent accounts are to be sent to the attorney for legal demand.

The legal fee invoice was reviewed. Upon motion being duly made by Erick Ehring and seconded by Mackey Ball, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the legal fee invoice.

Discussion was held on the slate of Officers. Upon motion being duly made by Melvin Dow and seconded by Erich Ehring, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the following slate of Officers:

President – Roger Owens
Vice President – Mackey Ball
Treasurer – Erich Ehring
Secretary – Susan Gonzales

Discussion was held concerning changing the signature cards at the Banks. Upon motion being duly made by Melvin Dow and seconded by Mackey Ball, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved that the signatures on all bank accounts will be Erich Ehring and Susan Gonzales.

Melvin Dow asked that a set of restrictions and Director information be sent to him.

Discussion was held concerning the Covenants, Conditions and Restrictions. It was decided to put together a Committee to work on an amendment for fencing. A general criterion for fencing will be sent to the Board.

The Board asked that a list of tentative dates for the annual meeting be sent to the Board.

Discussion was held on the lighting for the fishing pier. Bids are being obtained for both Solar lighting and running electrical power for lights to the pier. Roger Owens stated he would do a lay out on the lighting.

Discussion was held on the drain pipe at the walkover needed repair. Susan has notified the City of Galveston, but will make sure that it is discussed at the City Manager's meeting. The sand fences were repaired.

Discussion was held concerning Tamara Strowbridge not attending Board meetings and not responding to calls and emails. The Board will appoint a replacement.

Discussion was held concerning the next phase of the palm trees and removing the dead palms. Mr. Ball was working with Henshaw on the palm trees and the next phase was to start after the holidays. Susan Gonzales will contact Mr. Henshaw and ask that all the dead palms be removed and replaced.

Discussion was held concerning the security. So far no Officers want to do extra patrolling in Indian Beach. It was recommended that when the annual assessment invoices are mailed that a letter concerning the security and general update be included.

The phone company needs to fix or remove the metal cover used for wires on the telephone poles as they are falling into the drainage ditch and streets.

Deed Restriction issues were discussed. Susan is to check the recent Bay side plans and see if a concrete driveway was included in the application submitted. Melvin Dow asked to see the types of deed restriction letters being sent to owners.

Mackey Ball stated that the property owner who started construction without approval has since obtained approval. It was recommended that information concerning the architectural review process be mailed out with the annual invoices.

Discussion was held concerning the lift station location. Upon motion being duly made by Erick Ehring and seconded by Melvin Dow, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved that the lift station for the sewer system will be located on the north east corner of the pool tract, that the building setback requirements will be waived and the a cedar privacy fence is required.

Discussion was held concerning the condition of the ditches. Susan stated that after many meeting with the City of Galveston, the request to have this work done has been denied. Once the sewer is installed, the streets and ditches will be repaired. Estimated start date is 2009. Susan stated the ditches need to be cleaned out and maintained by the Association since the City of Galveston has refused.

Upon motion being duly made by Erick Ehring and seconded by Mackey Ball, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved that a bid for cleaning out the ditches will be obtained. The bid will be obtained for a complete job and in phases depending upon the price.

Susan has requested the seaweed removal permit from the City of Galveston. Susan will locate a contractor to do the work.

There being no further business, the meeting was adjourned at 11:35 a.m.

Secretary

Date