

INDIAN BEACH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

The meeting of the Board of the Indian Beach Property Owners' Association ("IBPOA") was held on November 10, 2007. Roger Owens, President called the meeting to order at 1:00 p.m. Directors present were Erik Ehring and Mackey Ball. Susan Gonzales with C. K. M. Property Management, Inc. ("CKM") was also present. A quorum was established by the attendance of Directors. David Thomas was also in attendance.

The minutes of the Members meeting held August 25, 2007 were emailed to the Board for review. Upon motion duly made by Erik Ehring and seconded by Mackey Ball, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the Board meeting minutes held August 25, 2007.

The financial report, budget and collections were reviewed. Upon motion being duly made by Erik 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. In addition the budget was approved with final budget to be based on confirmation of fence bids.

Erik asked that bank statements be sent to him quarterly.

Grounds Maintenance

Susan was asked to confirm that all of the irrigation (sprinkler system) was in working order.

Discussion was held concerning the beach raking. Susan is to contact the contractor to assure that the contract is good for 2008, with the same terms. Also check for what the terms are for canceling it in the event the City of Galveston does the raking. Check to see when the permit needs to be renewed and handle the renewal. Upon Motion duly made by Erik Ehring and seconded by Mackey Ball the following resolution was adopted by unanimous vote.

RESOLVED THAT, the Board approved to continue the contract for cleaning/raking the beach for another year.

The Board reviewed the electric bids for the fishing pier. Upon motion duly made by Erik Ehring and seconded by Mackey Ball, the following resolution was adopted by unanimous vote.

RESOLVED THAT, the Board approved the February 2007 electrical bid from Lapaglia Electric at \$6247. A 5% leeway was given to Susan on the cost based on the timing of the bid.

The tennis court bids were reviewed. The Board preferred the bid from SnapSports and asked that Susan ask the company if they will lock in their bid for 90 days. Erik asked that a price for a basketball goal be obtained and to include a sketch of where the goal would be located.

The pool fence bids were reviewed. The Board asked that the bidders re-bid using 8' PVC material and a reinforced gate and lock.

Contact Jerry Mohn and find out if Indian Beach will be receiving any sand.

Several property owners signed up for the Beautification committee. Give the contact information to Mackey Ball.

The replacement of the palm trees was discussed. Susan to contact James Henshaw concerning the replacement and ask that he includes watering in his costs.

Susan will ask that Durand Fooks remove the two dead palm trees on the south side of FM3005.

The drainpipes on the beach are all clogged. Susan will contact Brandon Wade at the City of Galveston to clean out the drains.

Susan will also contact the City of Galveston to replace missing stop and street signs on the bay side.

Discussion was held concerning the fencing in Indian Beach. Susan will do a draft of a policy and give to the Board for review.

David Thomas was asked to get another ACC member for the committee.

Discussion was held concerning the lot mowing on the bay side. The contractor has been mowing twice a year removing the hay at no cost to the property owners. The Board does not want to change this policy and do not feel that based on the number of homes on the bay side that lot owners should be required to mow. A property owner contacted Mr. Hear, Compliance Officer for the City of Galveston and he was told that the contractor had been fired. Susan contacted the City and explained what the policy has been and that the Board wants to continue with this policy and that the City in the past ten (10) years has not cited anyone for mowing. Susan was asked to put the lot mowing policy in the newsletter and that property owners who want to voice a complaint must notify CKM.

There are a lot of wild cats on lot 161. A lady is feeding the cats at around 3:00 a.m. Susan is to contact the Officer who does our patrolling and ask that he stop this activity. Also a letter is to be sent to the owner of I0103161 and ask that they mow and clean up the lot. There is actually a slab on that lot from a home that had burned down. The owner is to be given ten (10) days to clean up the lot.

Discussion was held on obtaining more Indian Beach signs for the community. It was decided that due to budgetary constraints and until our other goals were accomplished, that signs would be tabled.

The goal for getting the newsletter mailed is ten days.

There being no further business, the meeting was adjourned at 2:30 a.m.

Susan Gonzales
Secretary