

Indian Beach Property Owners Association Board of Directors Meeting

A Board of Directors meeting was held December 10, 2005 at Indian Beach. Roger Owens, President called the meeting to order at 1:00 p.m. A quorum was established by the attendance of Directors: Roger Owens, Mackey Ball, Tamara Strowbridge and Joel Kay. Susan Gonzales with C.K.M. was also present.

The Board reviewed the minutes for November 9, 2005. Motion by Joel Kay, seconded by Tamara Strowbridge, the Board approved the November 9, 2005 minutes as presented by unanimous vote.

Joel Kay reviewed the financial reports. The Board reviewed the Budget. It was recommended that TXU be contacted to see if the Association could obtain cheaper electricity rates.

Motion by Joel Kay and seconded by Tamara Strowbridge, the Board unanimously adopted the following resolution: **RESOLVED THAT**, the Board approved that the annual assessment due July 1, 2006 will be increased by the Consumer Price Index.

Motion by Joel Kay and seconded by Tamara Strowbridge, the Board unanimously adopted the following resolution: **RESOLVED THAT**, the Board approved that the annual 2006 budget, subject to review by email.

The Budget assumptions are to be sent to the Board. When changing the budget include the current rate through June 30, 2005 and an estimate of a 3% CPI rate for July 1, 2006 – December 31, 2006.

The collection report is to be updated with foreclosure dates.

Susan Gonzales is to send the new budget, assumptions and updated collection report to the Board.

Discussion was held concerning the delinquent accounts being handled by the attorney. The Board stated that the attorney is to proceed with foreclosure immediately.

Discussion was held concerning the landscaping. It was decided that Mackey Ball and Tamara Strowbridge would come up with a landscape plan.

Discussion was held concerning the boards on the pier needing repair.

Discussion was held concerning raking the seaweed. The Association will apply for a permit in February to allow raking of the beaches. Susan Gonzales will obtain a cost for raking the beaches. Raking will be done from the middle of May to middle of October. The number of rakings will be 6 – 12 for approximately 4200' of beach frontage.

The next meeting will be held in March 2006. There being no further business to come before the Board the meeting was adjourned at 2:35 p.m.

Date

Secretary