

**Indian Creek Homeowners & Water Association
Annual Meeting Minutes
Monday, March 18, 1991**

The Annual Indian Creek Homeowners Association met at 7:00 P.M. on Monday, March 18th, 1991, at the Towanda Community Building. Over 40 residents were in attendance.

Rita Clark from the Greater Towanda Area Committee was the first speaker. She passed out informational flyers on Towanda and the Jr. Woman's Club and encouraged our participation in the Easter Egg Hunt and the July 4th Parade and Flea Market.

Dr. Skip Nelson and Greg Ehlers from the Towanda Fire & Rescue Squad discussed their rescue procedures. They currently have 23 members on the squad with 12 members certified. They handed out ICI window stickers and emergency stickers for phones. The number to call is 728-2244 and be prepared to give them your lot number. The locator numbers are only used by the Sheriff's Department. The possibility of installing a dry hydrant by the bridge was also discussed.

Bob Bouck, treasurer, discussed the 1990 Financial Report, which will be sent out to all residents with the next water billing in April. The Board will make a decision each year whether to bill or waive the water billing during the last quarter each year based on year-to-date water expenses.

Annette Hancock, vice president/secretary, discussed upcoming social activities for 1991. Garage Sales are scheduled for May 17 & 18 with Lamplighter Subdivision. The Picnic is scheduled for the last Sunday in September. Seven families participated in our first Christmas Walk which we plan to make an annual event on the Sunday prior to Christmas. Annette indicated that Marilyn Blank is researching the possibility of getting extended area phone service so that it wouldn't be long distance to call to Bloomington/Normal. A petition may need to be signed by Indian Creek, Lamplighter, and Towanda. Annette provided current Champion lot info.

Ron Parsons, water chairman, provided a handout with monthly water consumption from June and a schedule for water flushing for the first Tuesday in March, May, July, September, and November. He discussed the new EPA water analysis report. Anyone wishing to see this report or ask questions about its content should contact Shirley Hipple 454-6676. There was discussion on installation of the new pump and motor. A vote was taken and approved to install it in April. Everyone will be notified in advance of the 1 day outage and 2-3 day boil order.

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Doug Reeves, homeowners chairman, scheduled Saturday, April 27th as Clean-up Day beginning at 9:00 A.M. The rain date is the following Saturday, May 4th. There was discussion on the need for another tractor for the subdivision for mowing which will be researched further. There was discussion on lighting the signs at the entrance to the subdivision and there is a possibility that an unmetered night light could be used. Project Concern planted 4,500 trees for us last year with help from ISU/IWU students. They raised over \$1300 from the test project and plan to make it an ongoing program in other areas for Project Concern. We have received \$300 from the County for ditch rework with need to be allocated to the appropriate residents. Doug asked everyone involved to sign his list after the meeting. Due to the County Lease Law, any dogs running loose should be reported to Doug.

There were two candidates running for the position on the Homeowners Board - Mike Bielfeldt and Bill Roe. A written vote was taken and Bill Roe was elected for a three year term on the Board.

The meeting was adjourned at 9:15 P.M.

Submitted by,

Annette Hancock, Board Secretary

The Board met after the meeting and decided that Bill Roe will serve as Homeowners Chairman and Doug Reeves will replace Larry Meyer as Board President. All other Board members will retain their current positions for the next year.

Indian Creek Homeowners and Water Association

Welcome to Indian Creek! As lot owners you are members of the Association, and when you become residents you will be encouraged to participate and vote in the organization. Our goals are the improvement of the 50 acres of common land for wildlife and recreation and promoting good neighborhood values. Each lot owner should have received a copy of the Indian Creek covenants. If you do not have a copy or have questions, please contact a board member.

Review of Building Plans

With no official developer involved in Indian Creek, house plans will be reviewed by the Association board. Before starting your home, please contact either the board president or homeowner chairman. Their phone numbers are below. A blueprint or copy of your plans will be needed for a short time period only.

Water Tap-On

All lot owners need to be aware of the guidelines for connecting to the water system before construction begins. Contact the Water Chairman or Board President to determine location of your tap-on. Contractors responsible for the connection should contact either Mr. Shirley Hipple at 454-6676 or Mr. Ed Eichenberg at 663-8435 if there are questions as to the type and procedure for the tap-on. Breaks created during the connection are the responsibility of the contractor.

If a flushing hydrant is located on your lot, it must remain free of fill and plantings for a radius of two feet. From the hydrant base plate to the ditch, there should be sufficient slope to allow runoff during the periodic flushing of the system. To prevent accidental damage, keep building materials, debris, and all fires well away from any hydrant or exposed connections.

Fees

Homeowners Association dues of \$40 per year will be assessed each unimproved lot. A \$250 fee will be charged to the homeowner for each tap-on to the water system. Water billing will commence upon occupancy. Quarterly water bills of \$75 will include \$10 homeowners' dues and a flat \$65 water fee. Funds collected go toward the expenses of the water system and common area upkeep. Water rationing for lawn sprinkling may be necessary during extreme weather.

Board Members:

President	Doug Reeves	728-2947
Vice-Pres/Secretary	Annette Hancock	728-2990
Homeowner Chairman	Bill Roe	728-2430
Water Chairman	Ron Parsons	728-2768
Treasurer	Bob Bouck	728-2860

INDIAN CREEK SUBDIVISION
Homeowners/Water Association Meeting Minutes
September 16, 1991

The Indian Creek Homeowners/Water Association Board met at 7:00 P.M. on Monday, September 16, 1991 at the home of Doug Reeves. Present at the meeting was Doug Reeves, Bob Bouck, Ron Parsons, Bill Roe, and Annette Hancock. The following was discussed:

INLAND PHONE MEETING

Annette discussed the alternatives suggested by Inland Phone at the meeting on July 15th. In order to make a change, Inland Phone would have to determine a break even rate and sent a survey to all of the 540 homes in the 728 exchange. It would take 50% agreement of the responses to approve a change. A phone survey was done prior to the meeting by Annette Hancock and Lorrie Bielfeldt with 40 out of 59 homeowners contacted. Lorrie, Annette, and Marilyn Blank will meet and discuss at Annual Picnic. Residents will be asked to review their phone bills prior to the picnic.

FINANCES

All bill presented to date are paid. Residents have been reimbursed the \$300 prorata for ditch work. The balance in Water Association is \$23,552.63 and in Homeowners is \$3,775.21.

MICROWAVE CABLE

Fifty residents must sign up in order to do the entire subdivision, which is unlikely considering the number currently with satellite dishes. Service can currently be provided to residents only in the front section due to trees. To be discussed at picnic.

RESOLUTION OF WELL REPAIRS

Ron discussed letter from Layne-Western which indicates the well problem in July was caused by a manufacturer's defect in the motor thrust bearing. Although the cost could have been close to \$10,000, they have not billed us for any of these costs due to the defect. We only paid \$660 for 2 electricians. Layne-Western has set aside a new pump for us as a back-up and will install at 1/2 of the \$1,332 expense at any time in the future if the pump fails. The warranty will be good for 1 year after the delivery date. However, we will be billed for labor in the future regardless of the cause of failure. It was recommended that more residents be trained on the well system.

CERTIFIED WATER OPERATOR

Shirley Hipple has raised his monthly rate from \$250 to \$400 after the well failure in July. Another certified operator, Frank Cottrell, has been interviewed and quoted us a cost of \$275/month. The Board voted and agreed for Ron to contact Shirley Hipple and offer him a bonus of \$300 for his additional work in July and ask him to accept \$300 monthly. If this is unacceptable to Hipple, then the board agreed to hire Cottrell.

EPA MANDATED CROSS CONNECTION ORDINANCE

The EPA requires that we comply with the new cross connection requirements and be fined \$1,000. Flyers will be passed out at the picnic. All homes will need to be inspected by a licensed plumber and we need to enact an ordinance to be filed as part of our covenants. Bob Bouck will check with the City of Bloomington on their compliance. It was suggested that Pete Spencer be contacted for input prior to the picnic.

FALL PICNIC

The Annual Picnic on Sunday, September 29th will be scheduled earlier to begin at 3:00 p.m. instead of 5:00 p.m. Residents will be asked if another date or an earlier date in September would be better in the future. Plans are for kids game, volleyball, a homemade ice cream contest, and a business meeting after dinner. Annette will provide an agenda on the invitation for all residents and lotowners. The Homeowners Board will provide refreshments.

TRACTOR PROBLEMS

There have been numerous problems lately with the tractor, possibly due to increased usage this summer by lotowners. To be discussed at picnic.

FALL CLEAN-UP DAY

Bill Roe set October 12th at 9:00 a.m. as Clean-up Day. He will explore the costs of gravel to expand the nature trail and present to residents at the picnic.

GARAGE SALES

Five homes will have Garage Sales this Friday and Saturday in addition to the dozen in Lamplighter. Flyers will be distributed to all residents.

CAUTION ON BURNING

It was suggested that all residents be reminded at the picnic to use extreme caution when burning this fall during the dry conditions.

Submitted by Annette Hancock, Secretary