

Indian Creek Homeowner Association Annual Meeting
March 18, 2004
Towanda Community Center

Members Present: Jimmy Young, Dave Schulthes, Tim Mogill, Faith Russell, John Boyd, Mary Ann Boyd, Greg Beneze, Helen Mogill, Jim Kellenberger, Jim Russell, Martha Rients, Craig Cummings, Terri Cummings, Wilbur Hofmann, Jeanne Hofmann, Bob Hancock, Larry Meyer, Dennis Maze, Sue Arnold, Bill Boline, Becky Boline, Tommie Crouthamel

Jimmy Young called the meeting to order. Those present reviewed minutes from the April 2003 Annual meeting. Helen Mogill motioned to approve the minutes, Greg Beneze seconded the motion, the motion passed.

Old Business

Sue Arnold has ordered labels to identify trees in the common area. When they arrive, Garden Club members and other interested homeowners are invited to put them up. The Homeowner Association had allocated \$300 for this expense, and only \$230 was spent.

Bob Hancock reported on tractor maintenance. The blades need to be sharpened, but don't need to be replaced yet.

Treasurer's Report

There is currently \$78,587 in the Association account, held in CDs. An average of \$6,000 - \$7,000 is added to fund each year.

Water Report

- The water tower was completely inspected, inside and out, in summer, 2003. The tower was purchased used after 50 years, with an expected life of 75 years. The inspection showed it to be in good condition.
- Tim will be sending out a Consumer Confidence Report on the water and will include information on whether there is lead in the water tower paint.
- Tim and others will be locating and marking the water shut off valves. He will be sending information to the homeowners about how to keep the valves permanently accessible.

Vice President/Secretary's Report

- The Towanda-Area Spring Garage Sales will be held the weekend following Easter – Friday April 16 from 9 AM – 6 PM and Saturday, April 17 from 8AM – 2 PM. Information for the flyer and the \$3 fee should be sent or emailed to Gail Ann Briggs by Saturday, April 10.
- Email addresses for residents are going to be collected for easier communications. Dave will include a request for these in the next water bill.
- Faith encouraged residents to notify Marta Mason with information that could be included in the neighborhood newsletter.

Groundskeeper Report

- Members discussed snags in the creek. Tim reported that he's been unsuccessful so far in investigating which organizations might be responsible for dealing with these snags. Dave suggested this might fall under the Department of Transportation, and Tim offered to contact them. If IDOT is unable to assist, Dave will contact Doug Reeves who has the necessary vehicles and equipment. The group agreed they did not want to undertake this job with the neighborhood tractor.
- Jim K. raised the issue of extensive multiflora rose growth. Jim R. reported that this had been identified as the top priority for the spring work day. Greg B. said he had a backpack sprayer that could be used. Several members signed up for the workday.
- The trail low spot near the well head needs to be relined with rock. It was also suggested that water be drained where pools form for mosquito control.

New Business

- The Garden Club will meet at 7 PM, March 23 at Schulthes to make birdhouses for the common areas.
- Jimmy Young's term as president is up; the group hoped Steve Jurovic (not present) would be willing to take on this role.
- Jim Russell was elected to the Board. Mary Ann Boyd made the motion, Greg Beneze seconded it, and it passed with no objections.
- Residents agreed that no paintball would be permitted in the common areas.
- Greg Beneze motioned that the Board check into replacing the "No Trespassing" sign near the entrance to the common area with a more natural, inviting sign. Jim Russell seconded. The motion passed unanimously. It was suggested that the sign identify the area as the Indian Creek Homeowner Association Nature Area.
- Greg reported that a Horned Owl found in the common area was identified as dying from West Nile disease.
- Martha Riens described problems with drivers speeding in the Fox Creek/Candle Ridge area. Neighborhood drivers are asked to drive carefully, especially with children in the area.
- Those present discussed neighborhood activities that could draw more attendance. The September 2003 picnic had a satisfactory, average response. The idea of 3 – 4 neighborhood open houses was suggested. It was also noted that the Garden Club had a successful garden walk which could be expanded to include the neighborhood.
- Greg will report the dates of the roadside clean-up, which extends 2 miles from the I-55 overpass to the Hudson blacktop.

After this discussion, Tim moved that the meeting be adjourned and Greg seconded.

Indian Creek Homeowner Association Board Meeting

August 31, 2004

Board members in attendance: Tim Mogill, Faith Russell, Jim Russell, Dave Schulthes
Bob Hancock also attended.

Equipment Purchases

Jim proposed the purchase of a brushcutter (\$440) and pole saw (\$580) and blades for the pole saw (\$20-25 each) for maintenance of the common areas. We unanimously agreed on this purchase. We also decided that use of this equipment should be restricted to people who maintain the common area.

Bob proposed consideration of a new 3-cylinder diesel tractor for mowing (\$19,500). It would mow more quickly, sit lower so it could go under more brush, and be easier to maneuver. Bob had identified two possible brands – Toro or John Deere – that would work for our needs. Four-wheel-drive would cost more.

If the Homeowner Association were to approve this purchase, a storage unit would also be needed. Bob has already looked into several storage unit alternatives – for storing just the mower or the mower and tractor. We asked him to contact an engineering firm (Farnsworth and Wylie) to do an elevation study to determine possible locations. Dave will contact an insurance agent to discuss coverage issues.

Entrance to Nature Area

Jim showed a design for a gate and a new sign for the Nature Area. These items were approved at the March 2004 Association Meeting. He will check on the width of Corn Belt trucks to assure their access through the gate. Dave will check with the Volunteer Fire Department to clarify fire truck access needs.

Communication Needs

We discussed means of communicating with families in the neighborhood. We considered moving toward more electronic, and less paper, communication. Information would be placed on the neighborhood website, and emails could be sent to those families who have provided their email addresses. We'll take an informal poll at the Neighborhood Picnic.

We also discussed the need for a newsletter editor and possibly a social director.

Upcoming Events

The Neighborhood Picnic will be Sept. 26 at 4:00. Faith will develop a flyer; Tim will copy and distribute it.

The next Board Meeting will be Jan. 11, 2005 at the Mogill home.

Neighborhood Fall Picnic Meeting

Sept. 26, 2004

Introductions

Introductions were made and we welcomed new neighbors.

Treasurers Report

As of Aug. 31, we have \$85,766 in our account. 85% of this amount is in CD's. There have been no extraordinary expenses so far this year.

Groundskeeper Report

Indian Creek Garden Club members Sue Arnold, Dennis Maze, John and Mary Ann Boyd, Helen Mogill and Jim Russell put up tree species identification tags throughout the Nature Area. One or two examples of every kind of tree in our Nature Area has been tagged.

The Garden Club also built and installed birdhouses around the perimeter of the meadow in the Nature Area. Chuck Smalley built and installed birdhouses on either side of Eastwood.

The Towanda Cub Scout Pack #56, the Bear Den, cleared a larger area of garlic mustard in along the creek in the Nature Area during a spring work day. Den Leaders are Al and Kaye Schroeder and Bob and Candy Bly. Indian Creek Resident Bears are Matthew Bly, Kevin Krause, Keanan Schroeder, and Micah Young. Other Bears are DJ Kocar, Tyler Ramsey, Tristan Sutter, Brad Willett, and Philip Woodrum.

Many thanks to whoever cleared the huge tree that fell across the main trail in the Nature Area after one of our spring storms.

The fall workday was discussed. It will be Saturday October 23rd at 9:00. Four crews will be needed: Building and installing the gate to the nature area; Cutting and removing dead trees along Eastwood Court; Removing nests from the birdhouses; Picking up litter along Route 29. Kaye Schroeder volunteered the Bear Den Cub Scouts to do the bird nest removal. Jim Russell will be delivering a flier with details about the work day.

Jim handed out copies of a Nature Area trail map with an historical description of the Nature Area and copies of a mock-up of the new sign being made for the Nature Area entrance.

Neighborhood Communications

Neighborhood communications including phone trees, boil order notifications and the newsletter were discussed. Faith Russell will send out email announcements as needed. Tim Mogill will continue to post boil orders at the neighborhood entrances. Helen Mogill offered to write the neighborhood newsletter, which will be included with the water bill mailing or delivered separately. Many thanks to Marta Mason for her previous work as newsletter editor.

Helen Mogill will also continue to maintain the Indian Creek website. <http://www.frontiernet.net/~tmogill/icreek/home.htm> The site has recently been updated with pictures from the Nature Area throughout the seasons as well as the trail map and description.

Luminaries

The neighborhood tradition of Christmas luminaries was discussed. We agreed to continue this tradition for one more year, and evaluate it at the spring Association Meeting. Tim Mogill will deliver sand and bags to those interested in participating this year.

New item

Ben Daily brought up the issue of mosquito control. Standing water in the common areas during heavy spring rains led to a significant mosquito problem this summer. Ben will investigate the possibility of installing drain tiles in an attempt to direct water into the creek.

Upcoming Dates

October 23: Fall Workday
January 11, 2005: Association Board Meeting
Luminaries: December 12