

Indian Creek Homeowner Board Meeting
April 5, 2006 7:00 PM

Present: Dave Schulthes, Tim Mogill, Jim Russell, Brian Krause

Agenda

1. Board vacancies/imminent vacancies
2. Update on graveling the road near the nature area, cost/timing
3. W2/1099 status of Frank Cottrell
4. Review bylaws and covenants and discuss need to amend
5. Engage someone in the Indian Creek community to participate in the Towanda 4th of July celebration planning

Discussion

1. We discussed the two open positions: president and soon (July 1) water chair. It was agreed that potential candidates would be directed to contact a current board member both via the Indian Creek newsletter, and, the next water bill. It was decided that the open positions would not be communicated since the option exists to shuffle the board positions among the current board members, if necessary. The solicitation is for volunteers to serve, not volunteers to serve in any specific capacity.

We also outlined what we believed the current term expirations were:

Jim: 2008

Tim: 2007 (but resigning July 2006)

Dave: 2008

Brian: 2009

2. Jim had not yet received the estimate to have the road that leads to the nature area graveled. He explained what we needed to have done and showed Mr. Zorn the road. Mr Zorn told Jim what we would need to do to allow his truck access to the road which will involve clearing some tree branches. It is expected that Mr. Zorn will provide the estimate within two weeks of this meeting at which time Jim will tell the board the amount. Mr. Zorn has indicated that he personally will bring the gravel in. The plan is to put the gravel down in the first part of June after the ground has dried out and is solid. We confirmed once more that it was not necessary to solicit bids from any other firm.
3. Dave has had discussion with an attorney and conveyed the content of previous discussions with prior IC treasurers. At this time there is no plan to issue Frank Cottrell a W2 or a 1099.
4. The board discussed the possibility of amending the bylaws to better prepare for situations when homeowners may not feel inclined to cooperate with either the covenants or programs like our voluntary water conservation during the summer months. It was decided to make no modifications to either the covenants or the bylaws. Instead, Dave will send out a reminder in the next water bill that states the conservation program is in effect from May 1 through September 30, odd number addresses on odd days and vice-versa may only water/wash cars on their corresponding days. We may also send out reminders in the monthly newsletter just to keep it fresh in people's minds.
5. Gail Ann Briggs contacted Krause to solicit an Indian Creek resident to participate on the Towanda 4th of July committee. Tim said that he and Helen could attend the first meeting, and then, it would also be communicated in the Indian Creek newsletter. If others wished to participate, they could contact Tim/Helen for details from the first meeting.

Meeting adjourned at 8:10 PM.

Indian Creek Homeowner Association Board Member History
April 13, 2006

1989 – 91 Larry Meyer – President
1989 – 92 Marcia Albritton – VP/Secretary (resigned fall 1990)
1989 – 90 Jim Kellenberger – Homeowners Chair
1989 – 92 Ron Parsons – Water Chair
1989 – 90 Bob Bouck – Treasurer

1990 – 93 Bob Bouck – Treasurer
1990 – 93 Doug Reeves – Homeowners Chair
1990 – 92 Annette Hancock – VP/Secretary (Board appointed)

1991 – 94 Bill Roe – Homeowners Chair
1991 – 93 Doug Reeves – President (Board appointed)

1992 – 95 Annette Hancock – VP/Secretary
1992 – 95 Mike Cunningham – Water Chair

1993 – 96 Jim Larson – Treasurer
1993 – 96 D.C. Young – President

1994 – 97 Brian Myers – Homeowners Chair

1995 – 98 Annette Hancock – VP/Secretary
1995 – 98 Mike Cunningham – Water Chair

1996 – 97 Brian Myers – President (Board appointed)
1996 – 99 Dave Schulthes – Treasurer
1996 – 99 Greg Beneze – Homeowners Chair

1997 – 98 Annette Hancock – President (Board appointed)
1997 – 00 Debbie Beshoar – VP/Secretary (resigned June 1999)

1998 – 01 Tommie Crouthmel – President (Resigned March 2000)
1998 – 01 Tim Mogill – Water Chair

1999 – 00 Sue Arnold – VP/Secretary (Board appointed)
1999 – 02 Dave Schulthes – Treasurer
1999 – 02 Greg Beneze – Homeowner Chair

2000 – 03 Sue Arnold – VP/Secretary
2000 – 01 Larry Meyer – President (Board appointed)

2001 – 04 Jimmy Young – President
2001 – 04 Tim Mogill – Water Chair

2002 – 05 Steve Jurovic – Homeowner Chair (resigned this position 2004)
2002 – 05 Dave Schulthes – Treasurer

2003 – 06 Faith Russell – VP/Secretary (resigned fall 2005)

2004 – 05 Jim Russell – Homeowners Chair (Board appointed)
2004 – 07 Tim Mogill – Water Chair
2004 - 07 Steve Jurovic – President (Board appointed - resigned 2006)

2005 – 06 Brian Krause VP/Secretary (Board appointed)
2005 – 08 Dave Schulthes – Treasurer
2005 – 08 Jim Russell – Grounds Chair (formerly known as Homeowners Chair)

2006 – 09 Brian Krause – VP/Secretary

Indian Creek Homeowner Association Meeting
March 7, 2006
Towanda Community Center

Homeowners present: Barbara Ulbrich, Cindy & Nathan Dutch, Tish Hamblen, Wilbur & Jeanne Hofmann, Becky Emery, Mike Cunningham, Helen Mogill, Fred Walk, Sue Arnold, Tommie Crouthamel, Bob Hancock, Jim Kellenberger

Board members: Tim Mogill, Dave Schulthes, Jim Russell, Brian Krause

In Association Board Member Steve Jurovic's absence, Tim Mogill called the meeting to order. Members present introduced themselves and Dave Schulthes paraphrased the minutes from the March 1, 2005 meeting. There was a motion to approve those minutes, a second and the motion passed.

Meeting Agenda

Filling of Open Board Positions

Brian Krause has been serving the remainder of Faith Russell's term as VP/Secretary since last fall. There was a motion to approve him for a 3-year term ending February 28, 2009 as the official VP/Secretary, a second, and the motion passed.

Tim Mogill announced he is retiring from the board effective July 1, 2006. The board will need to solicit a replacement. In the event that Tim is unavailable in the meantime for calls/issues related to water, Dave Schulthes may be contacted.

Jim Russell's term as Groundskeeper is up February 28, 2007.

Dave was researching when his term and Steve Jurovic's term expired at the time these minutes were being published.

Water Report

Tim Mogill reported that 2005 was very satisfactory in terms of water use in Indian Creek. Water usage overall was about the same as 2004; 8,937,000 gal in 2004 compared to 9,161,000 gal in 2005. Heaviest usage occurred in June, 1,187,000 and the least in February, 546,000. Routine maintenance was all that was needed at the tower handled proficiently by the water supervisor, Frank Cottrell.

Water softeners and local filtration systems require replacement periodically. If your system is approximately 5 years old or older, and water quality is not what it should be, you may need to have your system evaluated and/or replaced.

Treasurer's Report

Dave Schulthes reported that there is \$92,327 in the association account as of the end of January, 2006. He projects that as of February month end there should be approximately \$97,136. 85% of this total is held in CDs, the remainder in cash.

During the treasurer's report, Dave also mentioned that the association is now paying \$2400 in mowing of much of the common areas, rather than leaving this to a small group of volunteers to do with the tractor/mowing deck. There was additional discussion, and reiteration by Tim that despite what seems like a relatively large bank balance that the quarterly assessments continue. The Farnsworth Group performed a study of the Indian Creek water tower and found the following. "The exterior of the tank top coat is 10 years old but holding up very well. We recommend that the less expensive overcoat work be planned for 2007. The interior of the tank

should only require touch up at the same time the overcoat work is being done. Major expenses to the interior should not be necessary until approximately 2013. Costs in 2007 are expected to be about \$70,000. Delaying any maintenance until 2013 could easily drive the costs up to \$150,000. Other options for water should be explored whether it be via an extension of the City of Bloomington water transmission main from Lake Bloomington, or, an intersection with the Village of Towanda” The mowing costs plus these other costs justify maintaining the current assessment level.

There was a little discussion about the clearing of the land just south of the tower and speculation that if that land were residentially developed, wells might be drilled that tap into the same aquifer that supplies our tower. Hence there is the basis to continue to maintain the current water system as recommended plus vigilance in seeking alternatives should they be necessary.

This spawned more discussion about water conservation during peak usage months. The association encourages cooperation with watering using the odd/even strategy...odd-numbered houses water lawns/etc on odd days and even-numbered houses on even numbered days. While this has been communicated previously, violators of the policy may be contacted by the board this year since it is especially important that the capacity of the current system is not overly taxed/burdened. Voluntary adherence to this policy enables all of us to have an adequate, cost-effective supply of water.

Groundskeeper Report

Jim Russell reported that there was a motion last year to allow the board to seek building a shed for the tractor not to exceed \$10K. It failed for lack of a second. There was discussion about investigating a way to better protect the tractor from the elements by supplementing the current 3-walled structure where the tractor is currently stored. Jim will investigate these options.

The tractor required very little maintenance this year. Jim Kellenberger reported that a new battery was purchased, a lift arm was replaced, as were the mowing deck wheels. Some welding was also performed. Blades will need to be replaced before this mowing season. It would also be prudent to repaint the mowing deck to keep it from corroding/rusting.

Jim Russell is obtaining an estimate to re-gravel the trail leading to the nature area from Zorn. It was also decided to lay gravel where the trail bears left at the well head. Since pricing has been favorable from Zorn, no additional estimate will be sought. Drainage of the low spots in the trail area were briefly mentioned as perhaps needing to be addressed prior to laying the new gravel but this will not be pursued.

Jim also reiterated proper use of the common areas. What prompted this was some individuals using ATVs to pull sleds during the winter. No wheeled motorized vehicles are permitted or appropriate for use in the common areas.

Jim asked Sue Arnold to elaborate on the 2 workdays held last fall. Sue reported that the area at the entrance to the nature area was cleaned up of many nuisance plants and trash trees on one fine Saturday, and on the other, work begun to clear out space to allow some of the nicer red oaks, hickory and other trees to flourish/propagate. She recognized the individuals who assisted with this: Herb Todd, Mike Cunningham, Helen Mogill, Jim Kellenberger, Jim Russell, Dennis Maze, Brian Krause. She hoped to get us back out there soon later this spring to continue.

Jim asked if we needed to continue to have “regular” workdays or if the nature restoration activities would replace them. If homeowners have ideas for tasks that need to be done, they should send them to Jim Russell.

There had been evidence of beavers gnawing on trees up and down Money Creek. The homeowner most concerned about this was not present. To our knowledge, no action has been

or will be taken to trap the beavers. State law allows trapping until March 31st but not beyond. Comments made indicated that once the flow of water in the creek subsided, the beavers would move on...as they have in the past.

Final Comments

Helen Mogill will organize an annual picnic, likely in September.

Homeowners agreed that Helen does a fantastic job putting together the newsletter for all of us and not only publishing it but sending it out via email as well. We thank her for her efforts!! Thank you Helen!

There were no other comments from the floor. Bob Hancock motioned we adjourn the meeting. Mike Cunningham seconded the motion and it passed.