

**Indian Creek Water and Homeowners Association Annual Meeting --  
2007**

**Towanda Community Center**

**January 23, 2007 – 7 p.m.**

In attendance: Tim and Helen Mogill, Jim Kellenberger, Bob Hancock, Sue Arnold, Wilbur and Jean Hofmann, Tommie Crouthamel, Larry Meyer, Greg and Carol Beneze, Cindy Dutch

Guest attending: Joe Mikulecky of Farnsworth & Wylie

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Board members greeted association members at 7 p.m. and gave the following reports:

Treasurer's Report. Dave Schulthes reported that after deposits, the Association has approximately \$107,000 in our treasury. We are holding this in 6-month Certificates of Deposit, in order to obtain favorable interest rates and also provide some liquidity in order to pay anticipated expenses. Dave also reported that we are paying Heitz Landscaping approximately \$2400/year to mow along our roadway and soccer field areas. Heitz has done a good job and this takes the burden off volunteers. We have paid no other major expenses.

Water Report: Kurt Patti reported that usage was down in 2006 compared to 2005. 2005 was a drought year; we consumed about 9,161,000. As of November 2006, we had consumed approximately 7,111,000 gallons. The subdivision averages 646,000 gals/month. February 2006 was our lightest month (516,000 gallons/month); July 2006 was our heaviest month (856,000 gallons/month).

We switch to Liquid chorine in 2006. This provides better chlorination for a lower price. A cross-connection control ordinance was put in to place, as required by Illinois EPA. This ordinance will allow us to address problems of cross-contamination if that issue should arise. Recall that one homeowner had drilled his own well in 1999, with the thought that in 2000 the subdivision well/pump might fail.

Water Tower Maintenance. We need to have repairs and maintenance performed on the water tower. We expect this will cost about \$80,000. We will bid this out in February/march. Farnsworth & Wylie recommends the following be performed: 1) high-pressure water on exterior followed by overcoat; 2) high pressure wash of interior wet area; 3) sandblast interior dry area paying particular attention to problem areas (weld seams) or sandblast entire interior dry area.

Joe Mikulecky stated that the well is over 40 years old. If we perform these repairs, he would anticipate that we will extend the life of the tower for another 10-12 years. He suggested that the overcoat be one of the following colors: tan, light blue, or off white. While these colors show mold and mildew, darker colors don't have ultraviolet resistance and fade rather quickly. He suggests we ask for bids from 5-6 known, reputable contracts with whom Farnsworth has experience. There will be a \$30-\$50 range in difference.

Joe stated that we do have two options for the interior dry area. Kurt Patti, Brian Krause, Frank Cottrell, and Joe met in November 2006 to discuss. The inside dry area has deteriorated. We could sandblast down to bar steel or do spot repairs. Joe believes that if we sandblast to bare steel it will best protect our investment and last the longest. He also stated that the inside wet area shows the most corrosion. He suggests we bid this both ways—overall sandblast and spot repair—in order to determine the cost differential.

Joe stated that the association will pay for this as the cost is incurred in one or maybe two invoices. Farnsworth will bill us as well, for their consulting. Joe suggests that the Association (through Farnsworth) bid this work out now, and give the bidder flexibility as to when the job is done (July, August September). By doing so, the contractor will work in this (small) job into his schedule and this should keep the cost lower than if we demand the work be done on a date certain. There will be a supplemental tank for water and we will be on restricted usage when the repairs are being performed. 1995 was the year the last major repair was done.

Groundskeeper's Report. Jim noted the recent ice storm had resulted in much debris. In spring 2006, a storm felled a hackberry. The tree was so large that we hired this removal job out to Flynn Tree Service. In May 2005, a workday was held with only Jim and Larry Meyer attending. Summer

2006 – Gene Heitz mowed our roadway areas and soccer area. In October 2006, nine people assisted with work day activities. In 2006, the wellhead trail was surfaced with gravel; cost was \$1342. This was necessary to allow access to the well, as this area floods and could otherwise become impassable. Jim will announce the spring 2007 work day; it will likely occur in first or second weekend in May. There will be discrete jobs/tasks, such as cleaning out the birdhouses; clearing honeysuckle; pick up of highway trash; clearing of soccer field ditch; staining of nature sign, etc. Jim Kellenberger was asked if there were any tractor maintenance issues; he noted that there is always a light that goes out, but otherwise no.

President's Report. Brian reported that a review of minutes of annual meetings and other documents show that the subdivision has never formally adopted a policy to prohibit use of ATVs in our common areas. As in the past, we will continue to handle on a case-by-case basis. A few weeks ago, youth from outside the subdivision were four-wheeling on subdivision property (and on Doug Reeves' property) without consent of any homeowner. Indian Creek resident and McLean County sheriff Mike Emory spoke with the kids and they left.

VP/Secretary's report. Barb asked for residents to provide their email addresses in order that the newsletter could be pushed out to them. She reminded them that the subdivision does have a website, too. She thanked Helen Mogill on behalf of the association for the first-rate newsletter! Helen noted that the February 15 meeting of the Nature Club would feature the Garbe's teaching how to make a forest floor cake. Unfortunately few people had yet responded and the meeting may be cancelled.

Meeting Adjourned at 7:50 p.m.