

## ICHWA Annual Meeting Minutes

### Indian Creek Homeowners and Water Association - Annual Meeting 2026

Tuesday, March 3, 2026. 7 p.m. Towanda Community Center

President - Barb Leathers

VP/Secretary - Barbara Ulbrich (Interim)

Treasurer - Dave Schulthes

Water Chair - Jim Larson

Grounds Chair - Vacant

Newsletter - Ron Metz and Kathy Dumler

I. Welcome and Introduction - President Barb Leathers called the meeting to order. New and old residents alike were welcomed.

II. Minutes of 2025 Annual Meeting. Read by Barbara Ulbrich (to be approved at end of this meeting).

#### III. Standing Reports

A. President's Report. Barb reported that our insurance agent advised that we are appropriately insured. Our policy is unique in that it covers our water tower, our other buildings, and liability insurance. Barb shared that there are Board role opportunities - Fred resigned from the Board and Barbara U. is serving on an interim basis. We need people to step up and fill these roles! There are also other ways to get involved in the neighborhood and Barb has a list of these available. As to Board terms, Dave is up for re-election tonight. In our action items, we'll vote to reelect him in his role.

B. Finance Report. Dave shared that the Water Fund began 2025 with \$139,507 and ended with \$165,816 cash in the bank. The outstanding balance on the EPA Loan was \$142,917 at the end of 2025. ICHWA net assets after subtracting the loan balance was \$22,899. Approximately \$150,000 is invested in CD's at an average interest rate of 3.5% for a total of about \$5,700 per year. As of February 28, 2026, the Water Fund had \$175,995. The Homeowners Fund began 2025 with \$1,822 and ended with \$3,140. As of February 28, 2026, the Homeowners Fund

had \$2,100. A question was asked about the EPA Loan. This loan is a 20 year loan and we have 17 years left to pay on the loan. Our loan is at 0.93% and we pay \$8,641 per year in principal and interest.

C. Water Report. Jim recognized Brett Lueschen, our Water Operator and fellow Indian Creek resident, for the outstanding job he does maintaining our water system, complying with all EPA standards and reporting requirements and quickly responding to problems.

C1. Water System Projects: Jim discussed water system projects completed during this past year. The main water pipes and valves inside the water tower were replaced at a cost of \$10,000. This equipment was over 40 years old and severely corroded. Other work completed inside the water tower included adding a valve so we can shut off the water flow from the well without disrupting water service to residents and a digital pressure gauge system to better regulate the well pump operation at a combined cost of \$5,000. A leaking flushing hydrant was replaced at a cost of \$9,000.

Jim reviewed the major water system projects completed during the past three years – construction of the chemical treatment building, the complete refurbishing of the water tower inside and outside (stripping and repainting including removing lead-based paint on the exterior of the tower), significant structural repairs to the water tower and replacement of the well pump and drop pipe. The useful lives of these projects range from 10 to 20+ years. A significant portion of the financing for these projects came from a low interest loan and grant from the Illinois EPA through a federal program.

C2. Backup Well: The remaining significant water system project is drilling a backup well. We have two main reasons for pursuing this work - our current well is very old and we have received notification from the Illinois Environmental Protection Agency (EPA) we need a backup water source. In 2020, our engineering firm estimated the cost of a backup well to be about \$185,000.

Our well was drilled when the subdivision was first established about 45 years ago. When we replaced the well pump and drop-pipe 2 years ago we had the water flow tested (which was good), however, there is not a way to inspect the casing around the drop pipe. We do not have any indication there is an imminent problem, however, if the well fails we will be without water service for an extended time.

In June 2020, the Illinois EPA issued a “Critical Review Determination” regarding our water system because we lacked a backup water source. This action was taken on other water suppliers in similar situations. There is no enforcement action at this time, however, this issue comes up whenever the Illinois EPA performs a review of our water system. Our next EPA audit (every five years) will take place by 2028. Up to this point we have been able to delay the EPA requiring a backup water source because of all the other high priority and costly projects we needed to complete. The EPA expects us to have a plan in place to develop a backup water source once these projects have been completed. We discussed with the EPA a 3 - 5 year timeframe following the completion of our other projects.

In order to have sufficient funds available for this project the ICHWA Board feels strongly the special assessment described in the “Water Fund Special Assessment Recommendation” and “Proxy Vote” needs to be approved by residents. The EPA will likely force this upon us and specify a timeframe if we do not take action.

**PLEASE VOTE “YES” on the Proxy.** It is critical our subdivision has a dependable water system. We need a minimum of 45 “Yes” votes to implement the plan to develop a backup water source.

Below are Exhibits that show the Board’s Recommendation and Notice of Meeting and Proxy Vote:

### **Water Fund Special Assessment Recommendation (Exhibit)**

The` Indian Creek Homeowners and Water Association (“ICHWA”) Board strongly recommends members approve the Water Fund Special Assessment listed in the included Proxy Vote for the following reasons:

- In June 2020, the Illinois EPA issued a “Critical Review Determination” to ICHWA because we do not have a backup water source. There is no enforcement action in place at this time, however, this issue comes up whenever the Illinois EPA performs a review of our water system (most recently in June 2025).
- Our water system depends on a single well which is over 40 years old. We replaced the well pump and drop pipe in 2025. However, the well casing and other structural parts of the well are the original equipment.

- The ICHWA Board has consulted with our engineering firm about the advisability of having a backup source. Based on these discussions as well as the recommendation of the Illinois EPA, the ICHWA Board feels we should develop plans and financing capacity to drill a backup well within the next five years. The Special Assessment along with other Water Fund assets is projected to provide this capability.
- Article VII, Section 8 provides for levying a special assessment for the provision of an adequate water supply and water distribution system.
- Article VII, Section 6 of the Indian Creek Covenants requires “...rates to be charged...sufficient to provide for the continuous operation of the water supply purposes and any emergency that may arise and to ensure that all the water wells, equipment, machinery, mains, pipes, or otherwise used for the providing of the distribution of water shall be at all times adequate.”
- The Special Assessment is structured to provide adequate notice to members and spread the Assessment over several years.

The Board is committed to properly maintaining and managing the finances of our water system while recognizing the impact of the costs borne by all of us.

### **Notice of Annual Membership Meeting and Proxy Vote (Exhibit)**

#### **Indian Creek Homeowner and Water Association of McLean County, Inc.**

The Indian Creek Homeowners and Water Association of McLean County, Inc. (“ICHWA”) shall hold its Annual Membership Meeting on March 3, 2026 at 7:00 p.m. at the Towanda Community Building. The ICHWA’s Board of Directors is proposing the Members of ICHWA vote to make a Water Fund Special Assessment of \$1,000 payable in installments of \$250 due on September 1, 2026, September 1, 2027, September 1, 2028, and September 1, 2029, or payable as one installment of \$925 if paid on or before September 1, 2026. Information concerning the proposed Water Fund Special Assessment shall be presented at this Annual Membership Meeting. The Annual Membership Meeting will then be adjourned and reconvened at 7 p.m. on May 12, 2026, at Towanda, Illinois, for the sole purpose of voting on the proposed Water Fund Special Assessment.

I hereby designate the Association’s Vice President/Secretary, Barbara Ulbrich, to vote my membership as follows:

I approve a Water Fund Special Assessment of \$1,000 to be due in installments on the following dates:

\$250 due on September 1, 2026

\$250 due on September 1, 2027

\$250 due on September 1, 2028

\$250 due on September 1, 2029

An alternative payment plan is to pay \$925 total on or before September 1, 2026 (providing a savings of \$75 for early payment).

One member vote per residence is allowed.

Yes \_\_\_\_\_ No \_\_\_\_\_

\_\_\_\_\_

(Signature)

\_\_\_\_\_

(Printed Name)

\_\_\_\_\_  
(Street Address) Towanda, IL 61776

Please return this signed form by **May 1, 2026** either with your quarterly assessment payment to Dave Schulthes or to the ICHWA Board member listed below. The Board must receive a majority of member votes in order to act on the Proxy.

Barbara Ulbrich  
29 Candle Ridge Road  
Towanda, IL 61776

C3. Wellhead Power Line: Corn Belt Electric has indicated their willingness to replace the power line to the well head. This line currently runs from near the water tower, through the woods and under the creek to the well head. Plans are to relocate this line from near the bridge, along the gravel road to the well head. We have not been provided with information when this might be scheduled.

C4. Importance of calling JULIE. Please call JULIE before digging (1-800-892-0123) to have utility lines marked. If any utilities are damaged, please immediately report that to an ICHWA Board member and the utilities' location service company (USIC @ 1-800-778-9140).

C5. Maps of the subdivision water supply system are posted in the "Water" section of the Indian Creek website under "Water System Maps Including Water Shutoff Locations". Water distribution lines (plastic pipes) are shown and each lot's water shutoff valve is indicated by an "S" on the maps.

D. Grounds Report. Since the post is now vacant, Barb read the report prepared by Fred.

D1. Garbage: Several residents contacted Fred about the rates for picking up garbage and recycling materials. We are paying GFI Environmental \$41.80 per month. The Village of Towanda and Lamplighter subdivision are paying \$21.77 per month for their service. Republic Services is the name of their provider. Several years back Fred pursued IC going in with Towanda and Lamplighter. We were on the verge of joining them when Henson Disposal (our provider at that time) matched the prices that Towanda and Lamplighter were paying, plus giving us recycle pickup. Perhaps a volunteer would want to pursue working out an arrangement with the Village of Towanda.

D2. Tractor. A number of repairs were made on the tractor this past year by Jim Kellenberger, Keith Whittum, Rod Hinderliter, and Fred Walk. Much money was saved by these residents doing this work. One repair item that we were unable to make involved the fuel system. We had to trailer the tractor to Blunier Equipment located outside Eureka to have them work on the fuel system. Thanks to Keith Whittum for trailering the tractor back and forth to Blunier. Also, thank to Jim Kellenberger for all the time spent on maintaining the tractor and for storing it in his shed over the winter. The tractor and mower are in good working condition and are ready for spring work. The Board had discussed establishing a special fund to generate revenue to purchase a newer used tractor.

D3. Common Grounds. Much maintenance was done on the trail and common grounds this past year. Four large dead trees in danger of falling over the road near the bridge area and water tower were cut down with the brush removed to the brush pile. Fred got an estimate from a local tree service to do this work that would have cost IC homeowners \$4,200. The amount of revenue in the annual

homeowners/grounds fund at that time would have been insufficient to cover the tree work.

Much honeysuckle and multiflora rose was removed and more needs to be done to control these invasive species. Mulch has been spread along the trails to minimize the amount of mowing required. This mulch is provided by local tree services and more needs to be moved. Thanks to Randy Haag, Mark Miller, Jim Kellenbeger, and Keith Whittum for their time spent mowing the grounds.

The brush pile was burned over the winter and the area was cleaned up. Residents should only bring small brush items to the pile. Construction materials, any plant materials, and large logs should not be brought to the pile. The 250 saplings that were planted nearly four years ago are well established and protected with cages from the ravenous deer population. The common grounds and trails are currently in good shape and will require constant maintenance.

E. Newsletter and Website Report. Kathy and Ron reported no issues. We have a very good website.

#### IV Action Items.

A. Minutes from 2025 were approved by voice vote of the Board.

B. Dave Schulthes was elected by unanimous vote of members.

C. Proceed with proxy voting by members for a Water Fund Special Assessment to Support a Backup Water Well. Jim moved; Dave seconded and it was approved by voice vote of the Board.

D. Water fund special assessment to support a Back Up Water Well by proxy vote of members.

Dave moved to adjourn the meeting and Jim seconded; the Board will reconvene the meeting on May 12, 2026, to review and tally the Proxy votes and subsequently notify all members via email of the vote outcome.