

MINUTES OF OF THE MEETING TO FORM THE
INDIAN CREEK HOMEOWNERS & WATER ASSOCIATION
OF MC LEAN COUNTY, INC.

A meeting to form the Indian Creek Homeowners & Water Association of McLean County, Inc. was held on October 22, 1986, at 8:00 p.m. at Coldwell Banker Heart of America Realtors, 2301 E. Washington Street, Bloomington, Illinois. The following owners of improved lots in Indian Creek Subdivision were present for the meeting: Charles Albritton, Robert Bouck, Byron Dungey, Benjamin Daily, Timothy Donaldson, Michael Duvall, Duane Eide, Gary Ifft, Cranford Ingham, Jim D. Kaufman, James R. Kellenberger, James E. Larson, Jr., Ronald E. Parsons, Fred H. Walk, Terry Strange, Kevin Stroud and Terry L. Bittner. Also present were the following owners of unimproved lots: Jim Engelhardt, John Beurskens and Larry Meyer; and further present were Leon J. Zanoni and Jerry Gummere, Developers; John Farnsworth of Farnsworth & Wylie; Shirley Hipple, Water Superintendent; Sally Zanoni of Coldwell Banker Heart of America Realtors and Dora Babb from Leon Zanoni's office.

An informational discussion was held concerning the Water Tower and the Water Distribution System of Indian Creek Subdivision. It was acknowledged by Leon J. Zanoni that the Developers were making repairs to the chlorination pump and the well meter and would pay for the same, and also would complete the all surface weather road according to the requirements of the EPA at Developers' expense.

Upon motion duly made, seconded and unanimously

carried the following Directors were elected to serve until their successors are elected and qualified: Robert Bouck - three year term; Cranford Ingham - three year term; Benjamin Daily - one year term; Timothy Donaldson - one year term and Ronald Parsons - one year term.

There being no further business, the meeting adjourned.

Ronald E. Parsons

Ronald E. Parsons, Secretary

INDIAN CREEK HOMEOWNERS & WATER ASSOCIATION
OF MC LEAN COUNTY, INC.
FIRST MEETING OF DIRECTORS

Subsequent to the meeting to form the Indian Creek Homeowners & Water Association of McLean County, Inc., the Board of Directors held its first meeting on October 22, 1986, at Coldwell Banker Heart of America Realtors, 2301 E. Washington Street, Bloomington, Illinois.

Upon Motion duly made, seconded and carried, the following were elected as Officers of the Corporation to serve during the ensuing year and until their successors are elected and qualified:

Benjamin R. Daily	President
Ronald E. Parsons	Secretary & Vice President
Robert Bouck	Treasurer
Timothy Donaldson	Vice President & Asst. Secretary
Cranford Ingham	Vice President & Asst. Secretary

There being no further business, the meeting adjourned.



Ronald E. Parsons, Secretary

ADDENDUM TO 10-22-86 MEETING MINUTES

The not-for-profit Association will assume responsibility for operation and maintenance for the water system on or about 11-1-86 when the legal papers have been filed. Ron Parsons was named as the registered agent of the Association for the purpose of receiving legal notice. This is separate from the Secretary position.

We need to procure a bond for Bob Bouck as our Treasurer. Leon suggested that it would be prudent to have two people sign all checks. A tax ID is also needed.

Finances were discussed. The billing transition from Leon to Bob was discussed relative to who owes what at this time. Shirley reported that chemicals will cost about \$500 per year. Liability insurance will run about \$1,100 or \$1,200 per year. Shirley will charge \$150/per month to act as our licensed operator, add chemicals and check the system. Electric bills were nearly \$1,200 for the last year. Leon Zanoni suggested calling Bud Berner as a plumber, when needed, at about \$115 per visit, depending on the nature of the problem.

Topics requiring our action include whether to meter each lot and charge according to usage and the amount of assessments. Who should be assessed is another question requiring discussion.

Ben will call a meeting to begin our work in earnest next week.

Respectfully submitted,



Ron Parsons
Secretary