

AGENDA

INDIAN CREEK WATER AND HOMEOWNERS ANNUAL MEETING

March 16, 7:00pm

Towanda Community Building

Water Board presentation

- Current financial report
- General condition and status of the system and aquifer
- Emergency power hook-up
- New business

Homeowners Board presentation

- Current activities with Champion Federal with regard to the disposition of the common areas and marketing of unsold lots
- Discussion of effect of receiving ownership of outlots
- Status of the reforestation activity
- New business

Election of new board members

- The decision has been made to conform with the subdivision covenants calling for a **single** *Water and Homeowner Association* board. A nominating committee has slated the following people to serve on the first combined board:

Larry Meyer - President, works with outside groups ie., Champion Federal, McLean County agencies, Forestry department, and conducts quarterly board meetings.

Marcia Albritton - Vice President/Secretary, will organize neighborhood social activities and communications.

Jim Kellenberger - Homeowner Chairman, responsible for common areas and home/lot owner information.

Ron Parsons - Water Chairman, works with state and federal water agencies and oversees equipment maintenance.

Bob Bouck - Treasurer, prepares water billing and manages all association finances.

- Names will be drawn to determine which members will serve one, two, or three years. After 1989, elections will be held annually to replace the one or two positions, with those elected all serving three year terms.
- Board members will be forming standing and ad hoc committees for many specific neighborhood functions. **Your participation is important!**

Indian Creek Water and Homeowners Annual Meeting
March 16, 1989

The third annual meeting was called to order at 7:00 p.m. by Jim Kaufmann. Bob Bouck reviewed the financial report which was included in the last water bill. In March, our water supply was checked. There was a good supply with the level being higher than last June. No signs of deterioration were noted.

A generator from Civil Defense is available to be hooked up to our well pump in the event of a power outage. Bill Masters has been hired to do the necessary wiring to hook up the generator. There is no water restriction in effect now. The decision to place one in effect will be left to the board. It will depend on conditions this summer.

Jim Kellenberger, Homeowners Board President, reported that Towanda is trying to attract new business and residents. Doug Reeves has been appointed to attend the Village of Towanda meetings to represent Indian Creek. Anyone who has an interest is welcome to attend the meetings. If you have concerns or questions, you may pass them to Doug so he may present them.

The Towanda Fire Dept. will run an exercise to test filling their truck at our water tower when the weather permits. They will be checking to assure the coupling at the tower fits their equipment.

It was suggested that we offer the use of our water tower to the Towanda F.D. for fire fighting outside of Indian Creek. Everyone agreed with the suggestion. The fire dept. is looking for volunteers. Also, they have two EMTs to dispatch for medical emergencies. If you have such an emergency, notify the Towanda F.D. They will dispatch the EMT and notify Lifeline Ambulance.

Gary Ifft wrote a letter confirming a conversation he had with Rick Blary, supt. of transportation, Unit 5. Mr. Blary has agreed to send the jr. high bus back to Bent Tree Court beginning in the fall of 89.

Larry Meyers reported on Champion Federal's current plans. They include transferring the common ground to the Homeowners' Association and increasing their efforts to sell

the remaining lots. Liability insurance will be necessary when the out lots are received. Champion Federal appears to have the same goals as we do, to make the subdivision more attractive. They will help to improve the nature trails and develop the common ground, etc.

We will be looking for volunteers to help plant 200 trees that Terry Strange ordered. The state will help us pay for additional trees if we submit a plan to them by July 1. Another work day will be scheduled this spring for those wishing fire wood, to clear fallen trees from the common ground.

According to the Indian Creek covenant we should be operating under one board instead of the present two. New officers for the combined Indian Creek Water and Homeowners' Assoc. were nominated and elected. The new officers are Larry Meyer, president, Marsha Albritton, vice president and secretary, Jim Kellenberger, homeowner chairman, Ron Parsons, water chairman, and Bob Bouck, treasurer. Quarterly board meetings will be held. The 1st one is scheduled for April 4, at 7:00 pm at Larry Meyer's home. Anyone interested is invited to attend.

A questionnaire will be prepared for homeowners to obtain your thoughts for improving Indian Creek. A plan will be developed to review new house plans to assure that they comply with the Indian Creek covenant.

The meeting was adjourned at 8:35 pm.

Respectfully submitted,
Marsha Albritton, secretary

Indian Creek Subdivision

Homeowners and Water Association Meeting Minutes

The Indian Creek Homeowners and Water board met on April 4, 1989 at 7 PM. Terms of service were drawn as follows, Larry Meyer 2 years, Bob Bouck and Jim Kellenberger 1 year, Ron Parsons and Marsha Albritton 3 Years.

Water Business - We are investigating whether there is any way to get air out of the water lines. We are also receiving bids from CPA firms to do our tax forms as well as audit the financial records. A check list and demonstration for the emergency generator will be set up. Anyone interested in learning this procedure should contact a board member.

Champion Federal will be transferring the remaining property to the Homeowners Assoc. This will require purchasing liability insurance. The Bank does not plan any major improvements. They presently have 29 unsold lots.

The reforestation project will provide 80% of the funds necessary for removing the multiflora. Dues, including a special assessment will pay for the rest. This would be in the neighborhood of \$11.00 per lot. If you are interested in helping with the reforestation project, please contact the board.

Garage sale - There has been no response to indicate that a group sale could be held this year. We will see if anyone is interested in the fall or next spring.

All homeowners are invited to attend the next board meeting to be held June 6th at 7:30 p.m. at the Towanda Community Center.

Marsha Albritton
Secretary