

**Indian Creek Homeowners and Water Association - Annual Meeting
Minutes
January 19, 2012
Towanda Community Building**

The annual meeting of the Indian Creek Water and Homeowners Association was held Thursday, January 19, 2012 at 7 p.m. at the Towanda Community Building.

Board President Brian Krause opened the meeting and board members and homeowners introduced themselves.

Secretary Barbara Ulbrich read the minutes of the 2011 annual meeting which were adopted.

Treasurer Dave Schulthes provided the Treasurer's Report. On 12.31.11, the Association balance was \$49,700. The funds are invested in Certificates of Deposit and we are receiving the "going rate" of approximately 0.8%. Our expenses primarily consisted of costs associated with providing water: approximately \$550 per month for chemicals and approximately \$580 per month for fees to pay Frank Cottrell, our water system maintainer; this is a total of approximately \$1,130 per month. Our mowing expenses are approximately \$4100. Expenses for water locates were approximately \$2600 higher than anticipated this year. As an Association, ICWHA is responsible for these locates, because we must protect the overall water lines and cannot require homeowners to pay for their own locates. Brian discussed the expenses for the locates and noted that as to the high cost, the ICWHA Board is addressing this in four ways: 1) changing our Locate Vendor to decrease fees by a significant percent (possibly 80%); 2) include precise contract terms with the new vendor that are very rigorous and clearly define the geographic boundaries within which the ICWHA is clearly responsible for locates; 3) seek restitution from the current vendor which may have wrongfully billed us; 4) explore seeking reimbursement from the township or county, whichever entity appeared to have benefited from certain locates; 5) enhance coordination with Vendor and Board members to ensure transparent and clearly understood billings.

Water Commissioner Bob Hancock provided the water report. He reminded homeowners to instruct the locate vendor to check not only for water lines near the road, but also for lines between shutoff and house. Next Bob reported on the New Year's Day water outage. It apparently occurred because of corrosion in the fuse box at the water tower, due to age of the fuses. Bob shared that he'd like to make homeowners aware that ICWHA now owns a water shutoff tool that he is storing for the subdivision at his house. If needed, please contact Bob. He then reported on the IL EPA recommendations. The recommendations and ICWHA responses are as follows: 1) eyewash station in the water tower; Frank Cottrell stated that he has the appropriate eyewash equipment in his truck and Frank therefore disagreed that this was necessary; 2) provide standby power; at this time ICWHA will decline; 3) install a #4 wire mesh

screen on end of overflow tank pipe; this has been done; 4) conduct biannual cross connection survey; we will conduct this survey.

Next Bob reported that ICWHA may want to consider installing 2 more flushing hydrants to address the brownish water we have; cost would be \$4000-\$5000 installed; there is not a guarantee that these extra flushing hydrants would remove the discoloration. The subdivision currently has 5 flushing hydrants. This will remain under consideration. As to notification of water problems/ outages/boil orders, we do have the red and green light system. We also have a phone tree notification system, but apparently some homeowners did not receive calls on New Year's Day. We will consider a text or email alert system.

Dave also reported on the water tower insurance claim. You'll recall that an explosion at the water tower occurred in June 2007 and two of the painters hired were injured. Our insurer maintains that the ICWHA is not liable, because the workers had complete control of the work place. It was noted that the painting company was cited for 6 OSHA violations. The insurance claim against the ICWHA has moved through the lengthy litigation process, and is now set to be heard by the Judge on 3.29.12 in a hearing that may conclude the case.

Jim Russell gave the Groundskeeper's report. Jim noted that he intended to rehire Gene Heitz to mow, except for the woods area, which Jim and Larry Meyer mow.

Homeowners and Board reviewed several photographs of the former Hines property, which is now owned by Chase Bank. Chase has held the house for the past year. Per homeowners Rod & Joni Brittain, apparently Chase has hired a service to occasionally maintain the home, including draining the basement of black, brackish water, where mold has apparently grown. The state health department tested the water in the pool; mosquitoes breeding in the water tested positive for West Nile virus and the department then sprayed the water. 3-4 dead animals have been seen in the pool. The home continues to be in significant disrepair. ICWHA has shut off the water, over concerns about contaminating subdivision water supply. Apparently the gas company has recently marked the yard and it's expected the Bank will remove gas lines. There was discussion on petitioning the state's attorney to declare the house a safety concern and hazard; it seems that on such a petition, the state will then be obligated to contact Chase, which will have to take action to remedy the hazards. Rod will provide further information to Brian, who will review and consider our best next steps to address this property.

Barb Ulbrich did not have any Secretary's report, except to again thank Helen Mogill for her past service with the website and newsletter. Helen reported that Kathy Dumler now is handling the site and newsletter. Helen proposed that the association pay for an independently hosted website rather than relying on whoever is the current newsletter

editor using their personal Frontier account. The board will take that proposal under consideration.

It was a very cold evening, with temperatures falling to around 8 degrees overnight. Very few homeowners came to this meeting, perhaps due to the weather or perhaps due to vacations. Homeowner Becky Emery proposed to have our next annual meeting in March, which would hopefully increase attendance.

Motion was made to adjourn, it was seconded, and the meeting was adjourned.

Please note that in a post-meeting discussion concerning the association's old mower deck, it was decided to pursue selling it. If anyone has any interest in it or knows of someone who does to let Jim Russell know at 'jmr1234@frontier.com' or 728-8042.