

**Indian Creek Water and Homeowners Association - Minutes for the  
Annual Meeting  
March 20, 2013  
Towanda District Library**

The annual meeting of the Indian Creek Water and Homeowners Association was held Wednesday, March 20, 2013 at 6:30 p.m. at the Towanda Library. The Community Building was under renovation and unavailable. The date of the annual meeting was changed to March, to be in compliance with the association bylaws. Board President Brian Krause opened the meeting and board members and homeowners introduced themselves.

Minutes of the 2012 annual meeting were read by Secretary Barbara Ulbrich and adopted.

Treasurer Dave Schulthes provided the Treasurer's Report. The Association had funds in the amount of \$61,713 at end of 2012. As of the end of February 2013, we have ~\$67,000. We switched to a new "locate" vendor (USIC) and this achieved cost savings. There were 20-30 locates in 2012. Thanks to President Brian Krause for finding the new locate vendor.

Homeowners discussed raising our quarterly assessment. In 2007, the association raised assessment from \$75/quarter to \$100/quarter. Unfortunately, since ~2008, the interest rates have been extremely low due to the recession. Currently we make almost no interest (.35%) on our CDs. The water tower will need to be painted in 2017; painting is estimated to cost about \$100K. Concern was raised that there could be unforeseen costs and a large assessment would be very undesirable. Small increases every 2-3 years are preferable. Our total income is about \$35K per year, and our expenses are about \$26-27K/per year. The Board will continue to evaluate our finances; an increase may be warranted in 2014.

The liability insurance claim against the Association out of the 2007 water tower incident settled this month. Two painters had gotten chlorine burns while painting the tower interior. The two sued the Association and also filed work comp claims. OSHA fined the painting company. There is no conclusive evidence of what caused this incident, which occurred while the painters had control of the workplace. The Association's liability premium hasn't increased.

Water Chair Bob Hancock provided the Water Report: Last year, there were no water interruptions, but we had to repair the heater and replace the chlorine pump. Because we need to ensure we learn of a power outage or low pressure as quickly as possible, we installed a unit that sends alert messages via email and cell to Bob, Board members, and Frank Cottrell.

Homeowners asked Bob if we did a good job of conserving last year during drought. Unfortunately we did not. Normally, homeowners use 500K-700K gallons per month. In July, 2012 homeowners used 1,072,700 gallons in a single month. We will include a message in our April statement about water usage. In addition, a question was posed whether a group of homeowners should be formed, to reach out to those who seem to ignore our subdivision's water use guidelines.

Secretary Barbara Ulbrich gave a short report. She thanked Kathy Dumler and Nicole Hartman for their work on the newsletter and website. Also thanks to Helen Mogill, for her founding work on the newsletter and website!

New business: Fred Walk may be interested in serving as Grounds Chair, but would like another individual to serve as co-chair with him. It was noted that there is a beaver infestation. Questions were raised on how to address this; and also how to address a dam that has built up behind the Liebenow home.

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