

**Indian Creek Water and Homeowners Association - Minutes for the  
Annual Meeting  
April 5, 2016  
Towanda District Library**

The annual meeting of the Indian Creek Water and Homeowners Association was held Tuesday April 5 at 7 pm at the Towanda Library. President Barb Leathers welcomed group. Other board members introduced themselves: Barbara Ulbrich/VP-Secretary; David Schulthes/Treasurer; Bob Hancock/Water Chair; Fred Walk/Grounds Chair. Homeowners introduced themselves, too. Many new residents attended.

The Minutes of the 2015 annual meeting were read by VP/Secretary Barb Ulbrich and adopted.

Treasurer Dave Schulthes provided the Treasurer's Report. We had \$105,648 in account currently as of March 2016. The last time the water tower was painted was in 2007. The interest rate environment is still very low; we receive only .5% interest. Our expenses are: 1) water tower maintenance including chemical (fluoride and chlorine); maintenance by water operator Frank Cottrell—checks tower 6/7 days; and electricity. 2) electricity; 3) insurance; and 4) mowing of grounds.

Water Chair Bob Hancock provided the water report. We average 16,000 gallons water/per day in winter. In summer, this number reaches 25,000-30,000 gallons per day; this can stress our pump. Bob shared that he will again begin flushing on Thursdays from 9 a.m.-11 a.m

We will need to repaint the tower in about 2023. The north side of tower has some exterior green mildew; this is normal. The inside of tower will require some minor painting this spring (valves/pipes). We anticipate the cost of future painting to be about \$100,000. However, to ensure we have sufficient funds, Bob will obtain an estimate from an area painter.

We have an electronic device to monitor the power. If we have an outage, Bob gets a cell call, then email. If he doesn't answer, then the calls go to Board members. The device costs \$144 per year. We do need to review the electrical set up at the wellhead.

In the summer we need to go to a watering schedule when it is hot/dry. Any watering should be done in early a.m. or evening for only a couple of hours at a time on odd/even days. We have an odd/even system – odd-numbered lots go on odd days and even numbered lots on even days. We are to only water gardens and new plantings, but not grass as the grass here will quickly recover.

One of the new residents asked if we all had considered putting an antenna on the water, to improve communications. Residents discussed the very poor reception and

service by Frontier. If service goes completely down, Tommie Crouthamel reminded the group that Towanda Library has Mediacom and is available.

Fred Walk gave the Grounds report. Our grounds need fairly constant maintenance. We had a successful fall workday – 25 neighbors came out. We tackled invasive species including honeysuckle. Our trails require constant maintenance because the fairly regular flooding wreaks havoc on the trails. We have a new trail on the northeast side of bridge. April 30 is the spring work day. We have a tractor for the subdivision. Homeowners may use it but must replace the diesel fuel (or cost of fuel). If the tractor is allowed to run out, it is very difficult to restart. We put up split rail fence at entry to common area leading to well. Some Grounds volunteers put up a picnic table down by bridge. It almost floated away, so it made sense to chain it to a tree. Indian Creek subdivision adopted 2 mile stretch of main road extending from our subdivision to I-55 that we clean up. We'll do this on the 30th.

Barb Ulbrich gave a short Secretary report. Thank you to Kathy Dumler and Ron Metz for doing the newsletter. We had a well attended fall picnic and we are looking for spring event, perhaps a group walk.

We discussed burning guidelines. There had been an issue with a smoldering burn pile in the common area. There was dumping of construction items such as shingles and other objects in the common area beyond the well road. Constructing the split rail fence near the bridge and putting up signs helped remind folks that dumping is not allowed. Some residents voiced concern over burning because it causes issues – 1) smoke inhalation/health/asthma concerns; 2) noxious smell in air; 3) possibility of uncontained fire. We have no hydrants in case of fire.

There was a long discussion about the problem. We discussed "Huglekultur" - it encourages tree decomposition. We also discussing chipping and not burning. If we allow brush/grass clippings to be spread around the common area, a flood could then carry them away and accumulate and clog areas. If we allow dumping on the common area, we as a subdivision need to manage it. One burn per year would be preferable in the common area. If residents burn on their lots, we need to keep in mind the conditions and not let leaves smolder; be mindful of neighbors w/ health issues. Smoke doesn't go away, it goes somewhere and it could go into your neighbors' homes.

We discussed replacing the subdivision sign at the south entrance and possibly having a sign made for the north entrance. A Sign Committee has looked into this. We clearly need to replace the subdivision sign because it's rotting. Cost estimate is \$2500. If we add a North entrance sign, this will cost another approximately \$2000. There was general support for a second sign and no one spoke against a second sign. Some wondered why we don't already have a second sign!

There was some short general discussion around the Subdivision covenants; they do need to be reviewed and the Bylaws aligned with the Covenants. There was discussion about trailers; some residents are not abiding by the covenants, which require the housing of trailers within a garage space. This is a concern. There was a question as to the viability of a park or playground for the children of the subdivision and also as a gathering point for people to meet one another. Unfortunately the common areas flood and equipment floats away. Residents were reminded to pick up dog debris.

Discussion circled back to the poor internet connection. A few residents will form an ad hoc committee to explore options and come to Board if action is needed. This will be announced in the newsletter.

The meeting adjourned at 8:40 pm.