

Indian Creek Water and Homeowners Association - Annual Meeting
Monday, March 5, 2018 – 7:00 p.m.
Towanda Community Center

President: Barb Leathers; VP/Secretary: Barbara Ulbrich; Treasurer: Dave Schulthes; Water Chair: Bob Hancock; Grounds Chair: Fred Walk; Newsletter: Kathy Dumler and Ron Metz

Greeting and Introductions were made by the President. Minutes of 2017 Annual Meeting were read by the VP/Secretary; no suggested edits were offered. Money Creek Township officials then made a presentation. This presentation was moved ahead in agenda to accommodate guest speaker Angel Baker. Angel Baker is the Money Creek Township Supervisor, 309 261 3300 and Louis Kraft is the Money Creek Township Trustee, 309 830 8048. Louis is an Indian Creek homeowner. They shared that the Township officials (Supervisor, Clerk, Road Commissioner, and Trustees) meet the second Monday of month, except in April, when they meet the second Tuesday of the Month. Indian Creek residents were invited to attend if they wish. Angel has served as supervisor for 1 year; she was the clerk for 9 years.

The township has only a few areas of responsibility: 1) roads and keeping ditches clear; 2) general assistance; and 3) cemeteries.

The township consists of six square miles and has 44 miles of road. The township just received its annual audit. It has \$660,000 in its account. If one bridge goes bad, the Township account is essentially depleted because it is so costly to build a new bridge. There are five bridges within the township. McLean County has responsibility for the County roads within the township, such as PJ Keller Highway. Currently, a road one and a half miles north of Indian Creek is being repaired with tar and gravel. The township building where we vote and where road equipment is stored is at the far north end of the township.

There exists a small account for general assistance (electric/rent assistance). There have been no claims on that.

The township has only two cemeteries for which it is responsible-- Clarksville cemetery and a small family cemetery—both of which are closed. The township is required to keep these mowed and maintained.

Angel and Louis fielded a few questions from residents. Angel then excused herself from the meeting and was thanked for her report.

Standing reports were then presented.

Finance Report: Dave Schulthes, Treasurer. We continue to add consistently to our fund. Over the past twelve months we added \$13,000. The total amount in the fund as of 12.31.17 was \$128,900. It is held in Certificates of Deposit. Dave explained that the last time we painted the water tower was 2007. We anticipate needing to repaint it in 3-5 years at a cost of approximately in \$100,000-\$110,000. The good news is that we are now receiving more interest on the CDs we hold.

Water Report: Bob Hancock, Water Chair. Residents use approximately 16,000 gallons per day except in summer, when we use approximately 35,000 gallons per day. This higher level of use puts a lot of pressure on the pump. Electrical work was done on the water system during the summer 2017. The panel by the well head was constantly on and we had no way to shut it off, so we had that replaced. The line running from the box to the pump was replaced. Two electrical switches in the tower were corroded and they were replaced. Total cost of repairs was \$550. We pay Frank Cottrell, our certified water operator \$600/month. He inspects the system at least 4 times per week. In spring/summer, we'll start flushing hydrants. It will regularly occur on Thursdays 9-11 a.m. Chemicals cost \$685/month. These chemicals are required by the Environmental Protection Agency to ensure the elimination of bacteria. Fluoride is also added. The testing cost has increased by \$300 to a total cost \$1200 per year. Again, this level of testing is required by EPA. Bob put a lock on the well head cage. Bob and Fred each have a key.

Bob shared that he purchased a new sign - \$116 for the sign material we can make residents aware of meetings, boil orders and also work days, etc. We expect to repaint the tower in 2023. On the north side of tower, there is mildew showing. We will have to do Consumer Confidence reports this spring. The notices associated with it will go out with the 2nd quarter billing. On the tower, the green light means things are good. The red light indicates some type of problem, for example, low pressure. We have an automated device that sends Bob a message – if he doesn't answer, it will go to the next number, then to the Board. One resident asked if water is flushed in the winter. Bob shared that it is not because the valve might freeze and this would be highly problematic. Bob will ask Frank about the possibility of flushing during the warm days in winter time.

NOTE: After the meeting, Bob did follow up with Frank about flushing during the winter and while it would be our decision, he was not in favor of it. There are weep holes on the hydrants and they often do not drain completely. With night time temperatures around freezing you risk hydrant problems. Essentially, best not to open them during the winter months.

Grounds Report: Fred Walk, Grounds Chair. Slides were shown of the grounds. We have 156 total acres and 56 acres of common ground. The new sign at the subdivision entrance has been up for one year. River rock was removed with a new border installed around the sign. The sign was also landscaped with a variety of plants and flowers. It

has solar lights and is lighted at night. Fred presented slides of workers creating the new trail. Stumps were removed so we could mow. Mulch was spread. Two benches were put on the trail. We had an autumn walk – we set out bales and people decorated.

The picnic table by the bridge on the old trail is chained to keep it safe from floating away during flooding. There were good turnouts for the work days! Work included removing a large snag near the bridge, killing honeysuckle, which is a medium sized bush and is very invasive and blocks sunlight out and chokes off other species.

We burned down the initial burn pile beyond the wellhead. A few weeks ago, we burned another large pile down. This helps control all the burning going on in the subdivision. Neighbors don't like to smell smoke on random days. Our solution was to burn the burn pile when conditions are right. People can bring brush from their lots and then it will be burned. The purpose of the burn pile is for Homeowners to bring small amounts of brush. We stained the tractor shed. By the well head there was a lot of cable, etc. and we removed it to recycle it.

Several trees have markers on them (e.g. "Locust", "Buckeye", etc). Some markers will be need to be replaced. We have several birdhouses. Many are falling apart and need to be replaced.

The tractor is old! Residents were asked that if they use it, please use it kindly. When residents use it, they will need to reimburse the Association for \$5 per half hour of usage. You can pay either Fred or Dave. Fred will ensure it stays filled with diesel fuel. The tractor required quite a bit of maintenance this past year including replacing the water pump, manifold, and rebuilding one of the hydraulic cylinders on the loader. The blades were also replaced on the mower. Fred expressed a special thanks to those who helped keeping it running. The next work day will be May 5, beginning at 9 a.m.

Fred presented a slide showing the origin of Money Creek. It is located just to the northwest of Moraine View state park.

Newsletter Report: Kathy Dumler, Ron Metz, Co-Editors – Ron and Kathy do the newsletter and the website. We will retain the older newsletters – there are no paper copies of these.

Other Items: Frontier Service. It has been a year since Frontier promised to provide upgraded, reliable internet service to the subdivision. Fred was contacted by Frontier rep Jeremy Biddle, who tried to explain what has transpired. Jeremy is a senior network design engineer. He apologized for all the delays. He said the project is finally coming to a conclusion and should be ready mid-March (2018). Existing phone and internet service will not be moved without an order for upgraded service. If you want to get the higher speed service, or get Vantage TV, you should call 309 828 0384 (this is the

LOCAL FRONTIER number). Do NOT call 855 408 4213 which is advertised by Frontier on their bills. Bill Bodine is a test case for the upgraded Frontier service. Bill shared that it took two days for Frontier to perform the upgrade at Bill's house. The Stiegerwalds also volunteered to have the upgrade performed.

There are some boxes and old posts that Frontier used to use (e.g. when the service was via microwave) and some are falling over. Frontier should remove or repair these and not just abandon them, but alas they have not done so. You need to know which posts are truly not in use if you are considering removing them. You'll need to contact Frontier on this point.

Meeting Adjourned.