

Indian Creek Water and Homeowners Association – 2022 Annual Meeting

Thursday, March 3, 2022 – 7:00 p.m.

Towanda Community Center

President: Barb Leathers

VP/Secretary: Brittany Huber

Treasurer: Dave Schulthes

Water Chair: Jim Larson

Grounds Chair: Fred Walk

Newsletter: Kathy Dumler and Ron Metz

I. Call to Order - Welcome and introduction by Barb Leathers.

II. Minutes of 2021 Annual Meeting - Brittany requested a motion not to read the minutes from the June 2021 Annual Meeting since they have been published on the Indian Creek subdivision website. The motion was made, seconded, and unanimously approved by voice vote.

III. Standing Reports

A. Insurance Report: Barbara Leathers, President

ICHWA carries liability insurance, and the Board recently increased this coverage for a relatively small cost and verified the tractor is covered under this policy. In addition, the Board is looking to increase coverage on the water tower due to inflation.

B. Finance Report: Dave Schulthes, Treasurer

Dave provided a recap of financial results for 2021 and year to date through February 2022:

2021 Financial Review

- Water Fund began 2021 with \$160,936 and ended with \$185,577.
- The Homeowners Fund (Grounds/Annual Assessment) began with \$392 and ended with \$563.

2022 Financial Review through June

- As of the end of February the Water Fund had \$199,012
- The Homeowners Fund had \$1,247

Dave also discussed the refurbishing project and how this project has highlighted a need to expand our budgeting process and include future capital projects, their cost, and how we will fund them. Dave discussed Capital Budgeting and the projects we need to plan for. Our water assessment is for maintaining the water system, paying for operating expenses, and providing a reserve fund. The Homeowners fee is to cover administrative expenses and maintenance of the common areas.

C. Water Report: Jim Larson, Water Chairperson

Jim provided an update on the water tower refurbishing project. We are continuing to pursue obtaining a loan through the Illinois EPA to fund the estimated \$300,000 water tower refurbishing project. The loan application process is very complicated, requiring project design information provided by our engineering firm (Farnsworth Group), financial information including our financial statements, and financial

projections, legal information, developing mortgage contracts, etc. The March 2020 Homeowners Annual Meeting minutes have detailed information about the refurbishing project.

Our project plan has been approved by the EPA and we just received notification we have been placed on the EPA's funding list. We still need to obtain EPA financial and legal approvals before a loan is approved. The financial and legal reviews are not performed until near the time the bidding process begins, however, we have supplied a considerable amount of information already and are on track to obtain these approvals. Loans are dependent on funding provided to the EPA, but indications from the EPA are that adequate funds will be available.

Though we have several steps to work through, discussions we have had with our EPA project manager make us feel optimistic we will be able to satisfy their criteria and funds will be available. The terms of the loan we are seeking are a 20-year loan with an anticipated interest rate of between 1% and 2%. There is also the potential of qualifying for a loan principal forgiveness grant of up to 50% of the loan amount. This is dependent on the availability of grant funds and how many organizations are competing for the funds. We are taking the steps necessary to allow us to qualify for these grant funds.

We plan to begin bidding for the water tower refurbishing project July 1, 2022. Bids will be opened 45 days later. We will then work with the EPA to complete the loan application process. Refurbishing construction work will be done in the warm weather months of 2023

Chemical Building: We currently have our chlorine treatment equipment in the base of the water tower. Our engineering firm has recommended for many years we move this treatment process into a separate building because of the corrosiveness of the chlorine and safety issues. Last year we submitted building plans developed by the Farnsworth Group to the county for approval. The county added many requirements which increased the potential cost of the building to over \$100,000. We are continuing to try to work with the county to develop an option which is less expensive. No final decision will be made until the cost of the refurbishing project is finalized.

Backup well: Last year we received notification from the Illinois EPA that ICHWA has been placed on their "Critical Review List" because we do not have a backup water source. This action was also taken on a number of other water providers. The only requirement at this time the designation imposes is we could not expand our water services (which we have no plans to do) until a backup water source is available. The Farnsworth Group has recommended for many years we consider drilling a backup well. No immediate concerns with the viability of our well have been identified, however, since the well is over 40 years old at some point it will be advisable to drill a backup well near the site of the current well. The ICHWA Board feels this is something we need to plan for in the next 5-10 years. Once we know the cost of the refurbishing project, options will be developed to fund a backup well project. The Farnsworth Group estimated the cost of a backup well to be \$185,000 two years ago.

Call JULIE before digging (800-892-0123): Please be sure to call JULIE to mark utility and water lines before doing any projects involving digging. If damage is done to any utility or water lines after marking it is critical you contact the vendor who marks the lines (USIC) and a Board member immediately. Additional information is available on our Indian Creek website (Information/Water – "When You Dig").

D. Grounds Report: Fred Walk, Grounds Chairperson

Fred recapped Indian Creek has a total of 156 acres, 54.3 of those are common ground and maintained by volunteers expending much time and effort throughout the year. Fred announced our Spring Workday is tentatively set for May 14.

Leaning Trees - The winter snow/ice storms caused some trees to start leaning towards the main road near the bridge. These trees will need to be cut down and we may have to hire this out. There are also some large trees that have come down over the trails that need to be removed.

Brush Pile - The brush pile is for tree branches and not large logs. Do not bring grass clippings, leaves and other lawn waste to the pile. When bringing brush throw it up on the pile. Leaves and grass clipping can be spread out into wooded areas. Do not dump leaves and grasses on the trails.

Tree Transplant – We lost 4 large hackberry trees in the common area, so to fill these areas in we are going to try to transplant some maple saplings. Over the past several years walnuts have been spread in areas where trees have come down. Hopefully these walnuts will sprout and become permanent trees over time.

Recycling Update - Our recycled items are picked up by Henson Disposal and are taken to Midwest Fiber Recycling Center located in west Normal. Acceptable and unacceptable items were shown and discussed. Residents were encouraged to be responsible in their recycling practices and were informed that if they are unsure if an item is to be recycled it is best to **not** place it in the recycle bin. “If in doubt, throw it out.” Do not place any type of Styrofoam in your recycle container. Please visit the Midwest Fiber website at mid-westfiber.com and look under Services and then click on residential recycling to learn more about acceptable and unacceptable recycled items. Fred mentioned that overall, we are doing a good job of recycling and encouraged residents to keep up the good work. He indicated that every recycled ton of paper saves approximately 17 trees and 462 gallons of oil.

Tractor Update - Our tractor is a 1983 Ford 2910 loader that is in good working condition. Resident volunteers spend much time and effort to maintain the tractor and keep it running well. The tractor is designed for light duty use only. If using the tractor, you will now need to contact Fred Walk to obtain the key and you will need to pay \$10 for diesel fuel for every half hour of usage. You can contact Fred at fwalk@frontiernet.net or call 309-830-2188. Please see the complete list of tractor usage guidelines posted in the January 2022 newsletter.

E. Newsletter Report: Kathy Dumler, Ron Metz, Co-Editors

Ron Metz has scanned in all newsletters prior to 2004 and placed them on the website in an electronic format along with the other newsletters. Ron has also reorganized the meeting minutes and is working to update the page that contains useful phone numbers and links. Ron mentioned it is helpful if people send him a message if you see a broken link. Ron mentioned we moved the site to a new hosting service that is secure and has saved us about \$200 a year.

IV. Action Items (exhibits for a, c and d are attached)

- A. Approval of Minutes (Board)
- B. Election of Board Members (Voice Vote)
 - Water Chairperson (Jim Larson)
 - Grounds Chairperson (Fred Walk)

V. Adjournment – a motion to adjourn was presented, seconded and unanimously approved.