



MARCH 1993

Indian Creek News

INDIAN CREEK SUBDIVISION
ANNUAL HOMEOWNERS MEETING MINUTES
MARCH 22, 1993

The Annual Homeowners Meeting was conducted on Monday, March 22nd at 7:00 P.M. at the Towanda Community Building. Representatives from 17 households attended. The following items were discussed:

SECRETARY'S REPORT / ANNETTE HANCOCK - The minutes of the September picnic and November meeting were summarized.

TREASURER'S REPORT / BOB BOUCK - Copies of the Year-end 1992 Financial Statement was distributed. As of 12/31/92, the Water Association balance was \$26,298.36 and the Homeowners Association balance was \$4,910.54 for a combined net worth of \$31,208.90. An audit will be conducted prior to transfer of records to the new treasurer.

On recommendation of the Board, Bob recently met with an attorney, Bob Deneen, on two issues. He confirmed that we are a tax-exempt organization being incorporated not-for-profit and that we have the legal right to attach a lien to any property with delinquent water bills.

HOMEOWNERS REPORT / BILL ROE - A Clean-up Day was scheduled for Saturday, May 1st to finish the nature trail. A 1983 Ford diesel tractor was recently purchased for \$8,300. The old tractor will be sold as soon as weather permits.

WATER REPORT / MIKE CUNNINGHAM

- 1) Discussed EPA requirements for copper and lead testing. Ten homes built prior to 1986 have agreed to participate.
- 2) Due to budget cuts, our costs for water testing required by the Federal EPA will increase for use of a private lab.
- 3) Paperwork is being completed for establishment of minimum recommended 1100 feet setback rather than 400 feet.
- 4) Microwave Cable paid all the bills incurred by the water main break on Bent Tree Lane in October.
- 5) A new electric heater was recently installed in the pump house at a cost of approximately \$300.
- 6) With warmer weather, repairs are planned to paint piping in the tower, change chemical injection to the other side of the meter, and locate and mark shutoff valves boxes.

THIS NEWSLETTER MAILED MONTHLY TO ALL INDIAN CREEK RESIDENTS
BY ANNETTE HANCOCK, REALTOR, SNYDER REAL ESTATE

WATER METER VOTE - The written vote of all homeowners concerning water meters following the special meeting in November was defeated. Mike reported that we pumped 30,300 gallons per day in February 1993 which is about 11,233 gallons monthly per household. At the current rates used by Crestwicke, the cost would be \$34.77 per household. The maximum safe pumping level for our well recommended by the EPA is 55,000 gallons per day. During June 92, we exceeded that level pumping 64,000 gallons per day and pumping the tower dry twice. If current usage continues, water conservation measures will be absolutely necessary during dry weather and if increased usage deteriorates to an emergency situation then the Board may be forced to take action to maintain the integrity of our water supply.

HISTORICAL CHURCH MARKER - A representative for the First United Brethren Church was a guest at our meeting asking approval for an easement to replace the historical marker near the water tower and maintain the area. A motion was passed to grant an easement agreement with the location of the marker to be approved by the Board after consultation with Farnsworth and Wylie.

MICROWAVE CABLE - Installation is still being completed in the back sections of the subdivision.

COUNTY ROAD 29 SPEED LIMITS - The County has agreed to conduct a survey of this Spring to determine if the speed limit needs to be reduced near the subdivision.

VIOLATIONS OF COVENANTS - Our covenants require that all trailers be garaged. Homes in violation will be notified.

COMBINED FINANCIAL RECORDS - A motion was passed to combine the financial records of the Homeowners Association and Water Associations subject to legal ramifications.

MOTORIZED RECREATIONAL VEHICLES - A motion was passed to take a written vote by mail of all homeowners within 10 days of our meeting that motorized recreational vehicles will not be allowed on any trails or the common grounds of Indian Creek Subdivision. The Secretary will mail this vote to all homeowners.

ELECTION OF TWO BOARD POSITIONS - A vote was taken for two board positions replacing Bob Bouch and Doug Reeves. Jim Larson and D.C. Young were nominated and elected to three year terms by unanimous ballot. Jim Larson agreed to serve as Treasurer. Other board assignments will be determined by the Board.

The meeting was adjourned at 8:40 P.M.

Submitted by Annette Hancock
Vice President/Secretary