

INDIAN CREEK RANCH

President's Report

OPENINGS

Gilbert and Bill have stepped down from the Wildlife Committee, so the association is in need of two volunteers to take over this very important committee. Gilbert has offered to help with the transition to the next committee so you won't be operating blind.



Roadrunner Having a Dust Bath
Courtesy Jo Roberts

By Randy Stephen

Let me start by thanking everyone that attended our Annual Meeting. The gathering was smaller than normal but I expect that weather was a factor and some were still dealing with the flooding aftermath. We had a good meeting with a lot of discussions on many subjects including roads, water, wildlife harvesting, and gate security. If you missed the meeting please make sure you received Gwen's email with the Minutes from the meeting. This was the first meeting in our Association-owned hangar, we used the tractor to mow the area around the hangar and it is now stored in the hangar to get it out of the weather, all in all we should all be proud of our decision to acquire it. The setup was much quicker having everything right there, it will serve us well for years to come. I also want to thank Jerry Allen and his crew for an excellent job of cooking once again.

With the 2017/2018 hunting season upon us do not forget to record your harvest and send to Gilbert. Please send them in as they happen as this will make Gilbert's job easier. While I am on the subject of Wildlife Management I have to announce that Gilbert and Bill have stepped down from the Wildlife Committee, so the association is in need of two volunteers to take over this very important committee. Gilbert has offered to help with the transition to the next committee so you won't be operating blind. Gilbert will be a big help as he has worked with the Wildlife Committee for some time.

Please consider being on this committee even if you are new to ICR. This committee is extremely important to the Association and landowners. I would like to have the new committee in place as soon as possible so if you have questions about the position, please feel free to contact me directly at randy@stephenstephenson.com or 713-823-2785.

I want to thank both Gilbert Carmona and Bill Wilson for their tireless efforts on behalf of all the landowners of ICR

Another topic discussed was gate locks. As I have stated in the past we have had several issues with our gates this year. With the cable contractors, and other contractors working for individual land owners we have had a lot

of traffic thru our gates. We have had reports of strangers on our roads poachers in the phase 7 area. In an effort to slow some of this activity down we are going to start changing the lock combinations on both the owners lock and contractor locks **every month**. I know this will cause some inconvenience but it is needed. So please, **please** watch for Gwen's emails notifying you of a lock change and make note of the new combo's. Personally I program the combo's into my contacts on my phone and throw a note into my console. If you do find yourself at the gate without the current comob you will find a listing of the Board members and phone numbers, you should be able to contact one of us to get the code.

This has been a busy year for the Board and I want to thank Jo and Jerry for all that they do.

I also want to thank Aaron Roberts and David Heft for their valiant efforts to keep water in the phase 1 system. We kept David in top shape with his many jogs up the hill to check on the tanks on many a hot day. I can't forget to thank Martha Herff and Donna Umhoefer for their emergency repairs on both tanks in phase 4, gorilla glue and beer cozies(neoprene only)—still holding!

Since this will be the last newsletter of the year I want to wish everyone a good hunting season and a Joyous Holiday Season

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VICE-PRESIDENT'S REPORT

By Jerry Allen,

With Randy Wood's departure we have been working to involve more land owners in the maintenance of our Association. As a new member of the Board, I have witnessed the dedication of **Jo and Randy S.** in their hard work for the Indian Creek Landowners Association.

It seems that our major issues continue to be water, security (gates and locks) and roads. Fortunately we received very little damage from the recent rains.

Regarding water, Aaron Roberts has stepped up to the water issues. Many do not realize the difficulty in keeping our wildlife water systems functioning. A leak or valve replacement involves scouting out the leak, isolating the water flow to drain the piping to the leak or bad valve, making the repair, and then returning the flow of water. This often requires two or three trips. The distance travelled results in a lengthy process of well over two to three hours. I make the repairs sound easy. In reality, it does require two people to either weld the black pipe or replace a rusty valve. A special thanks to **David Heft** for all the work he did during the summer and thanks to **Bill Wilson** for helping with a recent repair. We are always looking for volunteers to help.

Security continues to be a concern. On a recent weekend trip I found our association lock with the combination set to open with the push button. The next day I found a padlock open and our chain loose. Last year as I was leaving, there was a car waiting near the main gate. As I left and started to lock the chain the person asked to go in. I talked with the individual and found that he was not a landowner. He did not have a combination and was there to see a "friend" and gave me a name I did not recognize. ***I suggested he go to the top of the hill and call his friend to meet him at the gate.*** Having worked in a security environment in the past, this is a way someone unauthorized can obtain entry since we are a polite society and hold doors open for folks.

I hope everyone has a great hunting season and a Merry Christmas.

Jerry Allen

WILDLIFE COMMITTEE

WATER AND ROADS COMMITTEE

“Regarding water, Aaron Roberts has stepped up to the water issues. Many do not realize the difficulty in keeping our wildlife water systems functioning. A leak or valve replacement involves scouting out the leak, isolating the water flow to drain the piping to the leak or bad valve, making the repair, and then returning the flow of water. . This often requires two or three trips. The distance travelled results in a lengthy process of well over two to three hours. I make the repairs sound easy. In reality, it does require two people to either weld the black pipe or replace a rusty valve. A special thanks to David Heft for all the work he did during the summer and thanks to Bill Wilson for helping with a recent repair. We are always looking for volunteers to help”

SECURITY ISSUES

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Roadrunner taking a luxurious dust bath.

Courtsey Jo Roberts

TREASURER'S REPORT

Jo Roberts

Donations towards the purchase of the hangar and tractor have now reached \$2,575; about half the cost. Considering we had offers that covered the cost of the hangar and tractor a few times, I am asking once again for those who offered to donate to please send a check to the Treasurer (same address as for dues).

We continue to have numerous issues with the water system and spent \$2200 to replace a leaking holding tank in Phase 1. We have an additional 4 storage tanks with issues for which we will need to hire a contractor so we expect additional expenses for water this year.

Fortunately, we were spared by the rains in September which seem to have come at a slow enough pace to not require additional work on our roads. If we are spared any significant weather patterns through the end of the year, we will be able to build up a reserve again and plan road improvements in a proactive, scheduled fashion rather than focusing on critical repairs.

We are desperate for volunteers to help with the water system. The more we spend on water contractors, the less money we have for the roads. If we don't have the funds required to maintain the ranch the dues will have to be increased. Nobody wants that. When you have a few hours to help please contact Aaron Roberts at fiddleaaron@yahoo.com or Gwen Lanning at textileranger@gmail.com.

Jo Roberts, Treasurer

Income and Expense Report - 2017

The Owners Association at Indian Creek

As of November 1, 2017

	2016	1Q 2017	2Q 2017	3Q 2017	4Q 2017	2017 Total	Budget	Remaining
Balance brought forward from 2015:		\$ 37,605.96						
Income in 2016¹								
Annual Assessments	\$ 31,759.75	\$ 29,378.00	\$ 4,748.52	\$ 306.87	\$ -	\$ 34,433.39	\$ 33,066.73	\$ 271.39
Other Income	\$ -	\$ -	\$ 1,375.00	\$ -	\$ 1,200.00	\$ 2,575.00	\$ -	\$ -
Total income	\$ 31,759.75	\$ 29,378.00	\$ 6,123.52	\$ 306.87	\$ 1,200.00	\$ 37,008.39	\$ 33,066.73	\$ 271.39
Expenses in 2016^{2,3}								
Road Work ³	\$ 27,290.00	\$ -	\$ 2,125.00	\$ -	\$ -	\$ 2,125.00	\$ 16,000.00	\$ 13,875.00
Water System Maintenance	\$ 965.99	\$ -	\$ -	\$ 116.45	\$ -	\$ 116.45	\$ 4,000.00	\$ 3,883.55
Water System Reserve ⁴	\$ 6,401.13	\$ -	\$ 3,148.75	\$ -	\$ 2,231.18	\$ 5,379.93	\$ 20,000.00	\$ 14,620.07
Wildlife Biologist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Bills	\$ 2,839.30	\$ 760.10	\$ 523.70	\$ 917.36	\$ 692.92	\$ 2,894.08	\$ 3,500.00	\$ 605.92
Annual Meeting	\$ 367.45	\$ -	\$ -	\$ 201.67	\$ -	\$ 201.67	\$ 500.00	\$ 298.33
Grounds Maintenance	\$ 144.89	\$ -	\$ -	\$ 79.58	\$ -	\$ 79.58	\$ 500.00	\$ 420.42
Property Taxes	\$ 608.86	\$ -	\$ -	\$ -	\$ 301.02	\$ 301.02	\$ 700.00	\$ 398.98
Administrative Expenses	\$ 1,835.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
Attorney Fees	\$ 2,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00	\$ 400.00
Hangar/Tractor	\$ -	\$ -	\$ -	\$ 1,375.00	\$ -	\$ 1,375.00	\$ -	\$ (1,375.00)
General Reserve	\$ -	\$ -	\$ -	\$ 1,375.00	\$ -	\$ 1,375.00	\$ 2,000.00	\$ 625.00
Total Expenses	\$ 43,433.50	\$ 760.10	\$ 5,797.45	\$ 4,065.06	\$ 3,225.12	\$ 13,847.73	\$ 49,600.00	\$ 35,752.27
Current Balance:						\$ 60,766.62		
Emergency Reserve						\$ (28,000.00)		
Amount Still Available for Current Year (with dues received)						\$ 32,766.62		
Amount Available in Total for Current Year (with dues expected)							\$ 42,672.69	

¹ Income is considered received when it is deposited in the ICR bank account.

² Expenses for labor, e.g., well services or road work, are accrued in the month the work was performed.

³ Expenses incurred and submitted for reimbursement by Owners, e.g., plumbing supplies, annual meeting expenses, administrative expenses, are considered incurred upon acceptance of invoices/receipts by the Treasurer.

⁴ Water reserve includes replacement items for wells, i.e., bladders, pressure tanks & pressure pumps. For 2017 includes two bladders & one pressure tank as budgeted in 2015 but not incurred. No new replacements expected in 2017.



Game camera photo courtesy Ben Boutwell

SECRETARY'S REPORT

NEWSLETTER EDITOR'S REPORT

Pat Turpin

Well, I have had some positive feedback on the format, so I will leave it as is in the foreseeable future.

Please e-mail me all reports, pictures and suggestions to MILLIGAL@AOL.COM.

Thanks,

Pat Turpin

Following photos show why Indian Creek Ranches is a premiere wildlife association.



These pictures courtesy

Ben Boutwell





The above pictures courtesy

Shawn Settles

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