

**LIBERTY PARK HOMEOWNERS ASSOCIATION**  
**REGULAR MEETING**  
**June 2, 2016**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, June 2, 2016 at 7:12 p.m.

Present were Board members Chris Hohe, Nancy Tannahill, Dottie Lipe, David Dobbs, Gordon Molitor, Jeff Kwasny, Joe Bristow and Janice Collins. A quorum was present.

Present was Employee: Steve Collins.

There were no corrections to the May minutes.

The minutes of the Board meeting were accepted as written on motion of Steve Collins, seconded by Nancy Tannahill.

**TREASURERS REPORT**

Nancy Tannahill reported that checks written for the month of May included Bulletin, Print & Postage of \$167.24; Easter Egg Hunt supplies of \$24.00; Computer & Internet of \$307.06; Building and Improvement of \$595.00, Lab & Chemicals of \$1,105.19; Miscellaneous charges of \$46.62; Payroll of \$1,723.75; Payroll Expenses of \$151.74; Reimbursement of Officers and Directors of \$128.52; Reimbursement of Officers and Directors Phone of \$11.80; Equipment Supplies of \$50.30, Meeting of \$16.58, Office of \$115.34.; AT&T of \$149.71, AT&T President of \$70.43; Com Ed of \$466.01 and \$194.75; Groot of \$25.00; Nicor of \$45.56 and \$95.26.

The beginning balance is \$15,048.51 – ending balance is \$19,307.34. Check numbers 2211 to 2239 were written and approved by Janice Collins, seconded by David Dobbs.

Our Association Insurance is coming up that is due the end of June. The Dishonesty policy remains at \$281.00; Officers & Directors is \$2,140.00; Workman's Comp policy was \$1,233.00 not estimated at \$1,173.00, which is down \$60.00 from last year. The Commercial Umbrella is at \$556 and the Commercial Liability was \$2,229.00 and now up to \$2,563.00 this year - up \$334.00. Discussion about why the Commercial Liability went up so much was briefly discussed and Janice will call to find out why it went up. The Board agreed that we should shop around prior to June of next year for pricing comparisons. A motion to approve the payment on the insurance bills were: Janice, yes; Joe, yes; Jeff, yes; Gordon, yes; Dave, yes; Dottie, yes; Nancy, yes and Chris, yes.

Nancy spoke with Republic again to stop sending us bills for service we aren't even receiving. Nancy called in March, April and again for a third time. Hopefully this time, it will be resolved. Groot bills us monthly \$25.00 for 3 cans.

Nancy received something from the Illinois Dept. of Employment Security that in 2014 there was a discrepancy in wages recorded to the federal government and wages to the state. Nancy contacted the accountant who found out that an error was made on the 4<sup>th</sup> quarter of Dec. 2014, was not reported and showed zero. The accountant got it all straightened out and received a letter today that it has been corrected, apologized for the error and working to prevent this in the future.

### **TREASURERS REPORT (Cont'd.)**

Quick books – Adele is still getting information. They cannot remove Adele's name until she personally calls them to have her name removed and put Nancy's name on the account. An e-mail was sent.

Received from IRWA annual subscription of \$284.02. A motion was made by Janice Collins to pay the \$284.02 annual subscription, Dottie Lipe seconded the motion. Motion carried.

### **VICE PRESIDENT'S REPORT**

Dottie Lipe reported that for the month of May the Community Building was used for a homeowner's meeting, baby shower, a birthday party, two graduation parties and a communion party. Dottie monitored the subdivision, did Community Building checks and pumphouse checks.

A First Addition resident renewed her membership, Dottie sent six welcome letters to 3903 and 3907 Williams, 3911 and 3914 Washington, 4032 and 4107 Park Street.

### **SECRETARY'S REPORT**

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks.

Janice typed and sent 3 information letters for account #153, #73 and #214. One water violation was sent to account #219.

An e-mail was sent to Vic Beloit (Long Meadow subdivision) in reference to the garage/yard sale to see if the week-end before would work better. Vic e-mailed back and stated that July 22 & 23<sup>rd</sup> would work. Now both subdivisions will work together and have a combined 2 day event.

### **ASSISTANT WATER SUPERINTENDENT'S REPORT**

Steve Collins reported in Steve South's absence that for the month of May Well #2 was in service with a pumpage of 2,187,000 gallons and a run time of 170.9 hours. Pumpage for May in 2015 was 2,299,000 gallons.

Total pumpage for 2016 through May is 10,049,000 gallons as compared to 10,462,000 gallons for the same period in 2015.

Samples collected were Bac-T and Fluoride. Infield samples were in on time and back satisfactory.

Steve reported doing pumphouse readings and monitoring, neighborhood monitoring and monthly samples

### **SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT**

Steve Collins reported pumphouse checks, pumphouse readings and subdivision monitoring.

## **DIRECTORS REPORTS**

Jeff Kwasny reported monitoring, pumphouse check, b-box notices and checks.

David Dobbs reported monitoring and pumphouse checks.

Joe Bristow reported pumphouse checks, weekly monitoring and went out on one locate.

Gordon Molitor reported monitoring the neighborhood, pumphouse checks and dug out the drainage ditch from his house to the corner for better water flow.

## **PRESIDENTS REPORT**

President Chris Hohe reported getting documentation relating to a foreclosure in our subdivision. The paperwork will be filed in a folder.

Asphalt quotes from Rapco, Noble and Maul Paving were left at the pumphouse for all to review. Hopefully everyone got the chance to review them. All vendors bid on taking out the old asphalt, leveling the base, putting more into the base and putting down new asphalt. 2 inches of asphalt, grade the area come by with a compactor. After discussion, it was decided to get the area in front of the CB done this year and wait with the other areas. This is tabled for the August meeting to select a company to do the work in the fall. We really need to search for a price on getting an outside generator as suggested by the EPA.

Chris mentioned replacing the 4 valves by the pumphouse – it could take up to 5 days. Chris is in the process of obtaining numbers. This will be quite expensive but it needs to be done. They will have to hand dig, there are 4 electrical lines, and you can't drive the excavator on the West side because of the pneumatic tank. The way the pipes are, it would be a 2 days job just to dig it. Get the divers out to plug it. We would have all the parts on the 3<sup>rd</sup> day and continue to wrap it up. The cost would be between \$25,000 - \$30,000. The contractors would be Uno Construction and Northern Divers. This does not include upgrade the size of the hole – Chris will get a price on that.

Discussion about draining the tanks, patching the corroded areas, sandblasting and stripping and sealing the tanks was brought up again for more clarification. There was concern on how soon we need to get this done. We don't have to do this right away, but will need to be done in the near future. After evaluating our possibilities, the wise option would be to have one tank done one year and have the other one done the following year.

Previously it was voted that the tanks should be cleaned every other year. Nancy Tannahill suggested we have it done next year in 2017. Chris was in agreement – until we get the tank situation resolved. A vote around the Board was as follows: Chris, yes; Janice, yes; Joe, yes; Jeff, yes; David, yes; Gordon, yes; Dottie, yes and Nancy, yes.

Nancy recommended having the 4 valves replaced next year when the divers are already coming out to do the tank cleaning. Chris stated that the Board wanted to use the other company to clean the tanks next year. This was just brought up by Chris at the meeting. He will obtain all the numbers and this will be discussed at the August meeting.

## PRESIDENTS REPORT (Cont'd.)

At last month's meeting, Steve Collins will have to relinquish his position. Chris approached Rich Thomas, resident from the 4000 block of Washington about taking over Steve's position. Steve will stay on and train Rich. Rich is willing to accept the position. Chris would like to appoint Rich Thomas to the position of Second Assistant Water Superintendent and the vote was as follows: Janice, yes; Joe, yes; Jeff, yes; Gordon, yes; David, yes; Dottie, yes; Nancy and Chris yes. Welcome to Rich as the Second Assistant Water Superintendent. It will be a transitional period training Rich until he is comfortable in the position.

## OTHER BUSINESS

Dottie Lipe mentioned because of our intention to have the driveway paved and the culvert is sticking up above the paving area, maybe something can be done to have it buried lower in the ground. Chris will get ahold of Andy to see if he can get his crew out to re-grade that area.

Resident from the 4000 block of Park Street was in attendance and wanted to inform the Board about SCARCE (School & Community Assistance for Recycling and Composting Education) located in Glen Ellyn. They preserve and care for the earth's natural resources while working to build sustainable communities. SCARCE does Environmental programs for community groups and organizations and inspire people thru environmental education. They talk about reuse and recycle, rain barrels, water conservation, compost, emergency efficiency, stormwater management and other environmental issues. SCARCE can come out the 2<sup>nd</sup> and 4<sup>th</sup> Saturday of every month, but we would have to assure them that at least 25 people would be in attendance. SCARCE also encourages organizations to take part in a school supply drive.

The Board was in total agreement and thanked the resident for this important information. August or September would work. The Board indicated that August 27<sup>th</sup> would work best for the majority in attendance at the meeting. This information will be put on the Liberty Park facebook page, our website and also in the bulletin.

Garage and yard sale dates were selected as July 29 & 30<sup>th</sup> and after speaking with the coordinator of the Long Meadow Subdivision, he will be on vacation during that time. We would really like to work in conjunction with the neighboring subdivision and Janice was asked to contact Vic and see what other dates would work for him and Long Meadow.

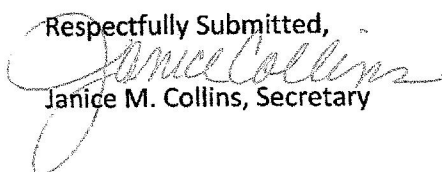
Rich attended the Westmont board meeting last month and wanted to report to the Board items that were mentioned. A resident suggested a 4-way stop sign at 41<sup>st</sup> & Grant since cars from the dealership fly out of that dead end street. Safety concerns at the local schools were discussed in detail. Safety and Security Renovation project for District 201 would include Miller, Manning, Westmont Jr. High and the High School. The main objective is to improve safety and security. All schools will have locks, new security system and additions to create a secure entry. Rich provided a set of plans for all to review.

An additorium planning to go in close to the hotel off of Cass with an Olympic size pool and there is talk about a new condominium complex being built in the same area.

With regards to the Fire District Survey, we were short by 170 surveys. Patrick is waiting to hear from the county on their decision, who will inform Chris.

The meeting was adjourned at 8:00 p.m. on motion by Gordon Molitor, seconded by Dottie Lipe.

Respectfully Submitted,



Janice M. Collins, Secretary