

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
March 3, 2016

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, March 3, 2016 at 7:10 p.m.

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

Present were Employees: Steve South and Steve Collins.

There were no corrections to the February minutes.

The minutes of the Board meeting were accepted as corrected on motion of Joe Bristow, seconded by Jeff Kwasny.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month included AT&T of \$70.45 and \$149.90; Republic Services of \$37.12; ComEd of \$445.47 and 322.57; Nicor of \$96.38 and \$132.84; Payroll Expenses of \$155.88; Reimbursement of Officers and Directors of \$184.68; Reimbursement of Officers and Directors Phone of \$11.80; Supplies and Equipment Purchases of \$1,365.00; Computer & Internet of \$42.89; Bulletin, Print & Postage of \$220.61; Maintenance of System \$339.18; Maintenance of System Salary of \$1,771.32 and a Bank Charge of \$35.00.

Check numbers 2206 to 2141 were written and approved by Janice Collins seconded by Steve South.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of February the Community Building was used for a homeowner's meeting, two birthday parties and a Chinese New Year party. Dottie monitored the subdivision and did Community Building checks.

The Easter Egg Hunt is coming up on Saturday, March 26th and Dottie is looking for volunteers to color eggs. Dottie will boil eggs and they just need to be colored. She is also asking for volunteer Board members to help hid the eggs and be present to regulate the participants.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Chris provided the old contract for Williams Liquors and Janice re-typed it with the new owner's information and made a contract template for future contracts.

On February 5th, an information letter was typed up for account #341 and e-mailed over to Claes & Claes. On February 11th a garbage letter was sent to Acct. #191 and a get well card was mailed to Jackie the previous Board President of the subdivision.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of February Well #3 was in service with a pumpage of 1,866,000 gallons and a run time of 127.4 hours. Pumpage for February in 2015 was 1,768,000 gallons.

Total pumpage for 2016 through February is 3,867,000 gallons as compared to 3,864,000 gallons for the same period in 2015.

Samples collected were Bac-T and Fluoride. Infield samples were in on time and back satisfactory. Steve attended the Northwest Fire District meeting on February 8th with Chris and also exercised the generator which is working fine.

Steve also did pumphouse checks, pumphouse reading and neighborhood monitoring.

SECOND ASSISTANT WATER SUPERINTENDENTS REPORT

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

DIRECTORS REPORTS

Jeff Kwasny reported monitoring, pumphouse checks and b-box checks. Jeff observed that the house at 41st & Washington(Acct #055) have been driving over their b-box which is badly damaged and may need to be dug up in the near future.

Joe Bristow reported pumphouse checks and weekly monitoring.

PRESIDENTS REPORT

President Chris Hohe reported meeting with the Township to discuss the new scavenger service with Groot. Extra copies of Groots brochure was available for those who needed another copy. Chris stated that everyone is automatically enrolled in the program at \$19.00 a month unless a resident prefers another option then they would have to call Groot to let them know their preference. As mentioned at last month's meeting, Liberty Park is the third largest subdivision out of all of the unincorporated areas and was the worst with price fluctuation for scavenger service. Chris mentioned that you should call Republic to cancel service.

As Steve reported, Chris was in attendance at the meeting on Monday, February 8th at the Westmont Fire Station in the basement. Chris tried to contacted representative Patrick Manzke, Secretary of the NWFD to find out the status of the revised letter and when it will be mailed out. Patrick didn't have an answer, since there are some minor changed that need to be made.

PRESIDENTS REPORT (Cont'd.)

Dial-A-Ride went down from \$5.00 to \$4.00. This is a service that provides transportation to residents in DG Township who are over the age of 65 or disabled. This is a curb-to-curb transportation program within township boundaries, provided Monday thru Friday from 8 a.m. – 4 pm. The fair is \$4.00 for a one-way trip and it is necessary to register and reserve rides in advance.

As Steve South mentioned, Chris also assisted in running the generator to make sure it's working properly.

Chris has several dozen plastic eggs and will stuff them with candy to add some variety to the hidden eggs and he is currently working on next month's newsletter.

We clean the tanks every other year and Chris has reached out to several companies for proposals. Out of the four proposals, two companies submitted bids. ProDive, which is now called J.F. Brennan Company submitted a reasonable proposal of \$4,620.00 and Northern Divers' proposal was \$4,600.00. The reserve tank cleaning was open for discussion and the vote was as follows: Joe for Brennan, Jeff for Brennan; Dottie selected Northern Divers to see how this company cleans; Nancy for Northern; Chris also choose Northern and Janice for Northern Divers. The Secretary made a motion that the Board voted unanimously to try Northern Divers for the reserve tank cleaning this year at a cost of \$4,600.00. This will be scheduled for April or May.

Chris mentioned that the area where the flag pole is located, next to the pumphouse, is causing the light to go on and off and appears to be a safety issue. The Board discussed purchasing a new light pole and select a new location closer to the corner of 41st & Washington inside of the fence. The cost would not exceed \$150.00. The Board voted as follows: Joe, yes; Jeff, yes; Dottie, yes; Nancy, yes; Chris, yes and Janice voted yes. The Board unanimously agreed that a new pole should be purchased and erected to another location and will be bought from Home Depot.

OTHER BUSINESS

The light pole by the Community building goes off and on periodically. It was mentioned that ComEd may need to be called, but after thorough examination of the outside pole, this is not ComEd's responsibility. The Association may need to have it inspected and replaced in the near future.

OPEN FORUM

A resident from the 3900 block of Park Street was in attendance and requested copies of the meeting minutes. Board President, Chris Hohe stated that the Board would be addressing that exact topic in Executive Session. Also, requested was the end of the year financial report that is sent to all residents. The Treasurer was not aware of this and would look into it.

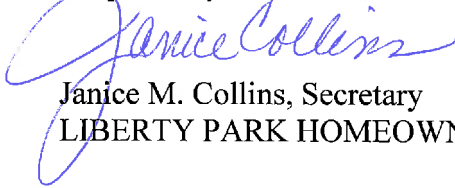
OPEN FORUM (Cont'd.)

A resident from the 4000 block of Liberty attended this meeting and brought up the water restrictions. She suggested updating the restrictions to allow extended hours or to change the 7:00 – 9:00 hours to 8:00 – 10:00, which would be user friendly and more accommodating for working residents. The Board will take her suggestions into consideration, but noted that the system is old and the well pumps only recover 250 gallons a minute compared to the amount of water usage. Residents will have the chance to voice their opinion if the Association should change the water restriction hours or keep them as is. This information will be put on the LPHOA website and in the bulletin and hopefully we will get a nice response from residents.

It was also mentioned that there is a bees nest in a tree limb that hangs over the street by 41st between Liberty and Park and could possibly be an unsafe situation for those residents who walk or run in the street. Chris will talk to Downers Grove Township about possible removal.

The meeting was adjourned at 8:09 p.m. on motion by Nancy Tannahill, seconded by Dottie Lipe.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION