

**LIBERTY PARK HOMEOWNERS ASSOCIATION**  
**REGULAR MEETING**  
**April 7, 2016**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, April 7, 2016 at 7:09 p.m.

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

Present were Employees: Steve South and Steve Collins.

There were no corrections to the March minutes.

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

### **TREASURERS REPORT**

Nancy Tannahill reported that checks written for the month included AT&T of \$149.77 and \$70.45; Com Ed of \$483.14 and \$195.83; Nicor of \$140.82 and \$98.26; Republic Services of \$36.76; Payroll of \$1,628.87; Payroll Expenses of \$143.30; Reimbursement of Officers and Directors of \$163.62; Reimbursement of Officers and Directors Phone of \$11.80; Equipment Supplies of \$11.30, Meeting of \$22.69, Office of \$9.94; a returned check fee of \$30.00; Other bank charges of \$35.00; Bulletin, Print & Postage of \$168.21; Computer and Internet of \$99.00; Lab and Chemicals of \$1,273.99; Building & Improvements of \$54.99; Property Maintenance of \$70.00; Returned Check of \$72.00 and Other Miscellaneous of \$157.50.

Check numbers 2142 to 2170 were written and approved by Joe Bristow seconded by Steve Collins.

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

Dottie Lipe reported that for the month of March the Community Building was used for a homeowner's meeting, two birthday parties and a Memorial. Dottie monitored the subdivision and did Community Building checks.

Dottie sent two welcome letters to 3816 Washington and 3808 Williams. The Easter Egg Hunt went well, even though a smaller group of children attended than previous years. All had a good time. Dottie purchased and boiled 28 dozen eggs, along with candy handed out to the crowd. \$24.00 was given out for 12 winning prize eggs. The total expense for this event was \$112.00.

### **SECRETARY'S REPORT**

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Colored four dozen eggs for the Easter Egg Hunt and was also present to help out.

Janice retyped the backflow prevention testing and maintenance; also typed the changes to the 2016 fee schedule, information letters for account #137 and #311. Also contacted the RA for 4115 N. Lincoln, who wanted a statement of account and didn't know this property is on their own well. Went door to door with the NWFD surveys and had some luck collecting them.

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

Steve South reported that for the month of March Well #2 was in service with a pumpage of 1,995,000 gallons and a run time of 160.9 hours. Pumpage for March in 2015 was 2,218,000 gallons.

Total pumpage for 2016 through March is 5,862,000 gallons as compared to 6,097,000 gallons for the same period in 2015.

Samples collected were Bac-T and Fluoride. Infield samples were in on time and back satisfactory. Bac-T is taking longer because of ecoli testing plus the sample bottles have doubled in size.

Steve reported doing pumphouse checks, pumphouse reading and neighborhood monitoring. He also colored four dozen eggs and took pictures at the Easter Egg Hunt.

Last Thurs. received a call from Nancy that we had a leak on the chlorine injector - it was a cracked fitting. The crack was facing the board. Steve went to Home Depot and made the repair.

Steve and Chris had their 3 year inspection with the EPA, which took about an hour for everything. All went well but there are still a few items to look at.

We are 52,000 gallons short on our water storage. We should have double that. Once the tanks reach their useful life we will have them replaced. The EPA wants 150,000 gallons we have 90. There is an issue with we have to compose a cross connection ordinance. We test the backflow on the business accounts, but we don't do anything for the residents and they should be surveyed every two years. The gal from the EPA will send a sample ordinance, then we have to get an ordinance together stating that you can't have a private well and be on our water system, plus you have to have backflow on your outside spigots. We will compose the ordinance first, get it approved then survey the residents. This survey will go out with the CCR report - this is the official way.

The EPA suggested that the generator be permanently wired into the bldg. on auto start. Steve researched and found two that run on natural gas and would remain outside. We also don't have a capital improvement plan for the next 5 years and it has to be water system related. The EPA was okay without a capital improvement plan for now, after seeing all of the on-going improvements that are done year after year.

## **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 did two b-box digs, four locates and handed out late notices.

Joe Bristow reported pumphouse checks, weekly monitoring and read the commercial water meters. Joe also assisted Jeff in the b-box dig on Washington Street.

David Dobbs reported monitoring and pumphouse checks.

## **PRESIDENTS REPORT**

President Chris Hohe reported monitoring, pumphouse checks and went door to door with the Fire Protection Iyer, getting residents to sign up for the 5 year program. We may fall short of the 70% needed. Chris plans on attending the upcoming NWFPD meeting.

Northern Divers bid was approved and are scheduled to come out on Thursday, April 28<sup>th</sup>. The hydrant flushing will be the following day on Friday, April 29<sup>th</sup>.

The previous scavenger service has not picked up their trash cans. We already have Groot's cans and some residents have both the blue and green trash bins. Republic stated they are trying to collect all the ones around the subdivision.

The Landscaping bid was received from J&E at a price of \$125.00 a week for all three areas. The vote to hire J&E was as follows: Joe, yes; Jeff, yes; Dave, yes; Dottie, yes; Nancy, yes; Chris, yes and Janice, yes. We will be expecting their COI.

DG Township came out to trim the trees recently and removed the bees nest from the tree limb at 41<sup>st</sup> Street between Liberty and Park.

Sheriff's Night Out takes place at 30 locations and we may not have an officer or deputy come out but possibly someone else from the department would be here if our subdivision is chosen. They can't even commit having a squad car.

## **OTHER BUSINESS**

Discussion came up again about black topping the CB and PH. The weather is starting to get nicer, but something needs to be done with the sink hole by the CB first. We can take care of the park area and basketball area next year. Chris will start contacting companies to re-bid again and hopefully have bids to compare at the May meeting. Chris will ask Uno to cut out and fill in the sink hole at the CB.

Janice mentioned the garage/yard sale for this year. The response from residents last year was overwhelming when we had it in August. Our sale was in conjunction with the Village of Westmont, but after speaking with homeowners, they would prefer if we worked with the Long Meadow subdivision and both subdivisions coordinate together. Signs are already made, we just need to make new dates.

Nancy reported that after the last meeting, she put something about water restrictions on the LPHOA website for residents to comment about leaving the hours as is or changing them an hour later. Only a few responded.

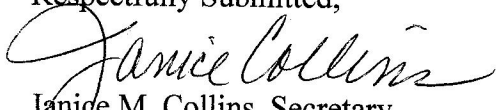
## OPEN FORUM

A resident from the 4000 block of Park was in attendance and inquired as to having homeowners use rain barrels in order to save using all the water in our wells. Discussion was that rain barrels are not allowed. She also mentioned that there is a group of residents on Park Street asking of possibly using the CB or the park to have an event and invite all LPHOA residents. This was open for discussion and the Board is okay with it.

The resident from the 4000 block of Washington was also in attendance and mentioned that he recently heard that the Village of Westmont is supposed to put in a 50 meter pool close to Ty-Warner Park. This is to be completed in 2 years. No one had heard of this happening. Recently there were nails in the intersection which worried some residents since spring/summer is right around the corner, but these fell off a construction truck.

The meeting was adjourned at 8:20 p.m. on motion by Robert Jankovsky, seconded by Steve Collins.

Respectfully Submitted,



Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNERS ASSOCIATION