

**LIBERTY PARK HOMEOWNERS ASSOCIATION  
REGULAR MEETING  
May 5, 2016**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, May 5, 2016 at 7:13 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 South.

There were no corrections to the April minutes.

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

### **TREASURERS REPORT**

Nancy Tannahill reported that checks written for the month of April included Bulletin, Print & Postage of \$316.42; Easter Egg Hunt supplies of \$88.03; Building and Improvement of \$23.01, Lab & Chemicals of \$259.84; Maintenance of System of \$5,200.00. Signage of \$436.05; Payroll of \$1,740.25; Payroll Expenses of \$153.10; Reimbursement of Officers and Directors of \$170.10; Reimbursement of Officers and Directors Phone of \$11.80; Equipment Supplies of \$101.56, Meeting of \$22.99, Office of \$517.77; Other Misc. Supplies of \$129.00; AT&T of \$167.65, AT&T President of \$70.45; Com Ed of \$356.16 and \$279.84; DG Sanitary of \$65.70; Groot of \$25.00; Nicor of \$68.13 and \$93.00.

The beginning balance is \$14,291.59 – ending balance is \$15,048.51. Check numbers 2142 to 2170 were written and approved by Janice Collins, seconded by David Dobbs.

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

Dottie Lipe reported that for the month of April the Community Building was used for a homeowner's meeting, two birthday parties, a social gathering and a Communion Party – one homeowner borrowed chairs.. Dottie monitored the subdivision and did Community Building checks.

Dottie sent two welcome letters to 3816 Washington and 3803 Williams.

### **SECRETARY'S REPORT**

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Monitored for Dottie when she was out of town.

Janice also typed and sent one garbage letter and three information letters. The attorney for 4107 N. Park was looking for two years of documents, such as budgets, minutes, financials, etc. The Secretary stated that 6 months worth of documents is normal. The closing is set for May 19<sup>th</sup> and the office will get back if 6 months will be sufficient.

3903 N. Williams has a contract and the realtor Amy Kite didn't know there was a quarterly assessment. Janice waiting for a copy of the contract in order to type up the PAL.

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

Steve South reported that for the month of April Well #3 was in service with a pumpage of 2,000,000 gallons and a run time of 133.2 hours. Pumpage for April in 2015 was 2,060,000 gallons.

Total pumpage for 2016 through April is 7,862,000 gallons as compared to 8,163,000 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 neighborhood monitoring, pumphouse checks, pumphouse readings and monthly samples

The CCR is ready and in Nancy's hands to be sent to the printer. We got the response from the EPA audit, it was almost a duplicate from the last one. They are recommending putting the generator on auto start. The cross connection survey will need a response from all residents and will be kept on file.

The bad news is with the ground water storage problem – insufficient tank shortage puts us on restricted status. Until we manage to get to 148,000 gallons.

Northern Divers came out and there was 6 inches of sediment found in the bottom of the tank. The East tank was in better shape than the West tank. The corrosion was  $\frac{1}{2}$  in deep. His recommendation was to drain the tanks, patch the corroded parts, clean up by sandblasting, strip them down to base metal, fix the corroded parts and epoxy seal both tanks. The good news is that it would be cheaper than getting new tanks, but it will still be well over \$100,000 for this – not counting the shut-off valves that need to be replaced. Northern Divers quoted 150,000 gal concrete above ground tank would run approx. a  $\frac{3}{4}$  of million dollars.

At last month's meeting we talked about rain barrels and there is a question on the cross connection survey. Steve wanted to know why we don't encourage residents to have rain barrels. Discussion ensued and it was brought up for an official vote. Shall LPHOA allow rain barrels? Joe voted yes; Jeff, yes; Dave, yes; Gordon, yes, Dottie, no; Nancy, yes, Chris yes and Janice yes. Dottie mentioned that the watering restrictions will need to be updated as well as the water violation letters.

## **DIRECTORS REPORTS**

Jeff Kwasny reported monitoring, pumphouse checks, helped with the flushing and did b-box locates.

David Dobbs reported monitoring and pumphouse checks. Dave also assisted in the hydrant flushing and made a shield in the pumphouse to keep the water from getting on the panel. Dave also mentioned the isolation valves not to be forgotten.

Joe Bristow reported pumphouse checks, weekly monitoring and was present for the flushing.

Gordon Molitor reported monitoring the neighborhood, pumphouse checks and assisted in the flushing.

## **PRESIDENTS REPORT**

President Chris Hohe wanted to thank Nancy Tannahill and Janice Collins for walking the neighborhood with the Northwest Fire Protection District surveys. Chris spoke with Patrick earlier today - the next NWFPD meeting is Monday, April 9<sup>th</sup>. All of the surveys were given to the lawyer to send to the county and we don't know anything more. We were short over 170 surveys, but the lawyer did say that the consensus was the 5 year plan. Chris plans on attending the upcoming meeting.

Northern Divers came out on Thursday, April 28<sup>th</sup>. The hydrant flushing was the following day on Friday, April 29<sup>th</sup>

The painting of the fire hydrants by Giant as mentioned last year was re-visited. Sandblast, strip, prime and paint for \$125 per hydrant. 34 fire hydrants are in the subdivision but 4-5 do not need to be done. Just for the record, we went around to get a vote from all Board members on having the fire hydrants done. Joe, yes; Jeff, yes; Dave, yes; Gordon, yes; Dottie, yes; Nancy, yes; Chris, yes and Janice yes. All were in favor no one opposed. Chris will call Giant to see when they will be in the area and Liberty Park will piggyback when they are working in the area.

Steve Collins is having some family issues and will have to relinquish his position. He will stay on as long as he can and we will be looking for someone as a replacement.

You may have noticed the area in front of the community building, Uno Construction dug down well over 10 feet, pulled out huge boulders and metal and found no drain tiles. It is believed that over time the dirt settled which caused the sinking blacktop. The sink hole was filled with gravel and once it settles, then we will have that section blacktopped and striped. We received one proposal for blacktopping and are hoping for 2 to 3 other bids to come in so we can vote on it next month.

Chris put the flag pole up and placed signs were put up around the subdivision for water restrictions.

## **OTHER BUSINESS**

David Dobbs questioned the fire hydrant caps and how will Giant be able to loosen it since we've had an awful time trying to get them off. Giant has the wrench made specifically for loosening and taking off the caps.

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.

On a positive note, after tank cleaning and hydrant flushing, we had no complaints of discolored water.

**OTHER BUSINESS (Cont'd.)**


Water restrictions will go into effect on May 15<sup>th</sup>, the following Board member's monitoring days are as follows:

Monday – Joe  
Tuesday- Jeff  
Wednesday – Steve Collins  
Thursday – Dottie  
Friday – Steve South  
Saturday – Chris & Nancy  
Sunday - David & Janice  
Fill in - Gordon

Dottie Lipe is picking up mail at the 4100 N. Washington building for Steve South and Joe. Someone needs to call the EPA and get them the correct mailing address.

The meeting was adjourned at 8:33 p.m. on motion by Jeff Kwasny, seconded by Gordon Molitor.

Respectfully Submitted,



Janice M. Collins, Secretary  
LIBERTY PARK HOMEOWNERS ASSOCIATION