

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
August 4, 2016

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, August 4, 2016 at 7:14 p.m.

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

Present were Employees: Rich Thomas.

There was one correction to the July minutes. Sulphur was incorrectly spelled.

The minutes of the Board meeting were accepted as written on motion of Jeff Kwasny, seconded by Rich Thomas.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of July included Bulletin, Print & Postage of \$175.61; Garage sale ad of \$82.95; bank charge of \$15.00; Property Maintenance of \$143.86; Other Maintenance of \$57.66; Lab & Chemicals of \$220.10; Maintenance of System of \$4,545.10; Payroll of \$2,471.05; Payroll Expenses of \$217.47; Reimbursement of Officers and Directors of \$265.14; Reimbursement of Officers and Directors Phone of \$11.80; Meeting Supplies of \$8.73, Office of \$87.25.; AT&T of \$157.90, AT&T President of \$70.63; Com Ed of \$436.46 and \$227.15; Downers Grove Sanitary of \$67.87; Groot of \$25.00; Nicor of \$23.94 and \$23.94.

The beginning balance is \$10,374.89 – ending balance is \$13,668.06. Check numbers 2282 to 2317 were written and approved by Joe Bristow, seconded by Dottie Lipe.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of July the Community Building was used for a homeowner's meeting, birthday party and garage sale preparation. Dottie monitored the subdivision, did Community Building checks and monitored for Janice. Dottie scheduled the Community bldg. for use by the Audit Committee and sent a welcome letter to 3930 Park Street. On July 6th Dottie noticed that the power was out for 1 ½ hours because the clock on the stove was off by that length of time.

SECRETARY'S REPORT

Dottie Lipe reported in Janice Collins absence reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Janice also sent out 2 water violation letters, #001 and 061.

Janice worked on the garage/yard sale signs putting the new month and dates on them, placed them around the subdivision, then collected them after the event. There were approx. 17 Liberty Park residents signed up for the garage/yard sale, but more participated. LongMeadow had a lot of participants and the people browsing liked the idea of the combined subdivisions.

SECRETARY'S REPORT (Cont'd.)

Janice received an e-mail from Joan at Joseph T. Snyder & Assoc. The underwriter from Pekin Insurance checked why our Comm'l. Liability policy went up over \$300,900. Only July 13, Joam stated that LLiberty Park received a credit to the premium in the amount of \$334.00

ASSISTANT WATER SUPERINTENDENT'S REPORT

Rich Thomas reported in Steve South's absence that for the month of July Well #2 was in service with a pumpage of 2,744,000 gallons and a run time of 192.8 hours. Pumpage for July in 2015 was 2,381,000 gallons.

Total pumpage for 2016 through July is 15,915,000 gallons as compared to 15,091,000 gallons for the same period in 2015.

Samples collected were Bac-T and Fluoride. Infield samples were in on time and back satisfactory. Steve sent in nitrate samples, exercised the generator which was okay.

Steve reported doing pumphouse checks and readings, and weekly monitoring.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Rich Thomas reported pumphouse checks and subdivision monitoring. Signed up for helping Chris at the park to hang the sign by the basketball court and also volunteered to help seal the driveway with Chris.

Several residents mentioned to Rich that they smelled sulphur. The Sanitary Dist. was notified and had very few complaints.

DIRECTORS REPORTS

Jeff Kwasny reported weekly monitoring and pumphouse checks.

David Dobbs reported neighborhood monitoring and pumphouse checks. Checked the B-boxes on Park Street.

Joe Bristow reported pumphouse checks and weekly monitoring.

Gordon Molitor reported monitoring the neighborhood and pumphouse checks

PRESIDENTS REPORT

President Chris Hohe reported doing pumphouse checks and subdivision monitoring.

Chris received two calls from residents who are in collections with Republic. Chris got in touch with the representative for Republic and they will be out to pick up trash cans and for those residents in collections with the previous trash company, you can get the phone number to call.

PRESIDENTS REPORT (Cont'd.)

A reminder that B-box checks need to be done, checked and painted. This is done every year. Each Director must take a block and when done, update the card box in the pumphouse. This should have been started last month.

OPEN FORUM

The resident from the 4000 block of Park Street was in attendance to verify that SCARCE will come out to speak to the Liberty Park residents on Saturday , August 27th at 10:00 a.m.. There must be 25 people in attendance. School supplies are also needed. This information will be placed in the bulletin, on our website and put on the marquee – sign up is required.

A resident in attendance, speaking for the people from 41st & Washington questioned their ability to park at the CB on Saturday when the garage/yard sale was taking place and was told they could not park there. This H/O parked all of their 5 vehicles at the CB not knowing if there was an event going on. The Board will discuss this at the next meeting.

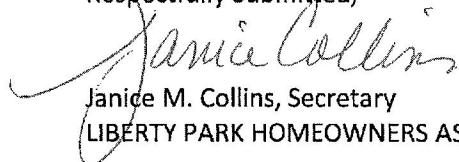
Gordon Molitor mentioned not having enough monies in our reserve account if something catastrophic were to happen such as all of the underground mains were to break. He is worried that in the long run eventually the infrastructure will not hold up and the mains will have to be dug up. How can we pay for this. He suggested we do it gradually and not all at once. We do not have enough money in reserves and have enough to keep our heads above water. He is concerned and suggested a maintenance upgrade fee or an increase in the assessments.

David Dobbs stated that Liberty Park doesn't have enough money on hand to cover a major disaster. We don't have monies for major expenditures. We certainly can afford to raise our assessment payments. Other communities are paying three times what we are. The 4100 block of Liberty has had numerous main issues. It would be \$120,000 to replace only those mains.

Question: How can we fix our aging system? Nancy saw a one-time emergency increase when looking back at some paperwork and will try and locate it. Nancy mentioned putting a spread sheet together to include maintenance plans. This will be brought up for discussion at the September meeting.

The meeting was adjourned at 8:15 p.m. on motion by Gordon Molitor, seconded by Rich Thomas.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION