

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
November 3, 2016

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, November 3, 2016 at 7:05 p.m.

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

Present were Employees: Steve South and Rich Thomas.

There were several corrections to the October minutes. Rich Thomas and Steve South are not Board members and shouldn't be included in Board voting. Community Asphalt is not going to reseal, but replacing. Also we aren't replacing 2 valves but all 4. Meeting explanation was written incorrectly. The By-Laws state we do not need a 'special meeting' to raise the assessment. This can be done at a regular meeting.

The minutes of the Board meeting were accepted as corrected on motion of Rich Thomas, seconded by Dottie Lipe.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of October included Maintenance - Property of \$719.09; Labs & Chemicals of \$181.00; Maintenance of System of \$2,504.10; A Memorial of \$60.00; Payroll of \$1,802.81; Payroll Expenses of \$158.64; Reimbursement of Officers and Directors of \$150.66; Reimbursement of Officers and Directors Phone of \$11.80; Supplies - Office of \$143.23; Insurance of \$883.00; AT&T of \$184.99; AT&T President of \$70.67; Com Ed of \$388.58 and \$283.02; DG Sanitary of \$70.20; Nicor of \$24.17 and Nicor of 15 cents.

The beginning balance is \$6,435.10 - ending balance is \$13,153.72. Check numbers 2390 to 2422 were written and approved by Janice Collins, seconded by Joe Bristow.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of October the Community Building was used for a homeowner's meeting, bridal shower and pumpkin painting event sponsored by LPHOA. Dottie monitored the subdivision and did Community Building checks. Dottie also received a call from a homeowner on Park Street about tree trimmings left in her back yard and gave her the name of the trimmers. She also suggested to call ComEd. Dottie received a call from a H/O on Liberty about a broken B-box cover. The welcome letter that was sent to 3915 Williams was returned a 2nd time because of no occupancy. No welcome letters were sent this month.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Janice monitored for Dottie while she was out of town. Participated in the pumpkin painting at the CB. Information letter sent to Acct. 209 and garbage letters sent to 3909 N. Park on Oct. 11 and 21st for the tv left out on the street for over 3 weeks.

SECRETARY'S REPORT (Cont'd.)

On October 28th, Janice received a call from the homeowner at 3915 Williams stating that the bldg. inspector was out and said that they need to connect to DG water. H/O called because he was confused since already being on our water supply system. He was supposed to attend this meeting.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of October Well #3 was in service with a pumpage of 2,026,000 gallons and a run time of 137.5 hours. Pumpage for October in 2015 was 2,240,000 gallons.

Total pumpage for 2016 through October is 22,385,000 gallons as compared to 22,859,000 gallons for the same period in 2015.

Samples collected were Bac-T, Ecoli and Fluoride. Bac-T and Ecoli for Sept. came back satisfactory. Infield samples of Bac-T and Ecoli still pending. Steve did weekly monitoring, pumphouse checks, samples and neighborhood monitoring. Steve also exercised the generator, participated in the flushing and ordered the valve exerciser months ago - it finally arrived.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Rich Thomas reported pumphouse checks, subdivision monitoring and monthly samples. Rich finished seal-coating the parking lot by the park and striped it. Rich marked the dead trees in the park and installed the door sweeps at the Community Bldg. Rich also assisted with the flush.

DIRECTORS REPORTS

Jeff Kwasny reported weekly monitoring and pumphouse checks and helped with the hydrant flushing. Jeff still needs to get the B-box maintenance done.

Joe Bristow reported pumphouse checks and weekly monitoring. Joe participated in the mini flush and also read the commercial water meters.

David Dobbs reported community monitoring and was present for the hydrant flush.

Gordon Molitor reported monitoring the subdivision, pumphouse checks and helped during the hydrant flushing.

PRESIDENTS REPORT

President Chris Hohe reported doing pumphouse checks and weekly monitoring. Nancy covered for two weeks while Chris was laid up after surgery.

PRESIDENTS REPORT (Cont'd.)

The pumpkin painting event last month went off without a hitch. Thank you to Tiffany Binks who did face painting. Westmont provided a fire truck and ambulance and the kids were able to get in both vehicles, climb on the fire truck and take turns on the stretcher and get their blood pressure taken inside of the ambulance.

Bids for snow plowing were put in the October newsletter and the only company that submitted a bid was Erik from J&E Landscaping. His bid is \$70.00 for 2 or more inches and \$110.00 for 6 inches or more for all three locations. A vote to accept J&E's snow removal bid was as follows: Joe, yes; Jeff, yes, Gordon, yes; David, yes; Dottie, yes; Nancy, yes; Chris, yes and Janice voted yes.

Neighbor right next to the Community Bldg. called Chris Hohe twice and is worried about the dead ash tree by the back door at the CB that is hanging over her fence. Chris called two companies, Devito and Under Cutters, both bids were \$2,100 for cutting down the tree and removing all debris but not grinding down the stump. The Board has no preference in either company. The Board voted to have the tree removed. Joe, yes; Jeff, yes; Gordon, yes; David, yes; Dottie, yes; Nancy, yes; Chris, yes and Janice voted yes. Chris will call both companies to see which company will be able to get us on their schedule.

Chris attended the last Fire Protection District meeting and Chief Dave Weiss mentioned that Westmont has an ordinance as of 2009 that all commercial buildings, places of gathering, 2 flats or more have to have a fire alarm system. We fall under the Westmont Fire District. All the businesses do it. We passed the deadline by falling through the cracks. They were out today and did a walk thru of our buildings. We need alarms in addition to stobes in each bathroom. This would be tied to the fire dept. Jim Bresnahan gave Chris a phone number to call to get this taken care of. This would run approximately \$3,000 and we would need a knoxbox put on the exterior of the bldg. with the entrance key in it so that the FD wouldn't need to break down the door, but would use the key to enter. They will work with us for a year to have a fire alarm installed in this bldg. and across the street.

Chris also mentioned the no parking magnet signs. He did not order them. He spoke with the DG Township manager and Andy from the highway dept. We can place no parking signs in front of the CB as well as the park. There are several residents using parking for their overflow parking and their own personal use for overnight parking. These people are habitual offenders and don't know if the CB will be used for a party or not. Dottie suggested that the magnetic signs on the door are needed, therefore, Chris will order them.

There is still B-Box maintenance to be completed. For those B-Boxes that in-operable, Steve South will put a list together and a letter will be sent to those homeowners.

OTHER BUSINESS

November is the election meeting. Ken Lipe mentioned that he was called by the Nomination's Chairman and wanted to be part of the nomination except he was out of town during the October meeting. Ken would like the Board to consider giving him a waiver because he was unaware that you needed to be present at the October meeting. Ken would like the Board to vote if they would accept his waiver of not being present at the last meeting and if he would be able to run for a seat on the Board. This was up for discussion and the Board agreed that they cannot postpone either because according to the By-Laws, the nomination is always held in November.

OTHER BUSINESS (Continued)

Homeowner from the 3800 block of Park made a motion to postpone any regular business until the December meeting and immediately vote for the slate of candidates. The motion was seconded so the Board has no choice but to stop discussion and vote. The Board went around the table to vote on the slate as written in the bulletin. President, Chris Hohe; Secretary, Janice Collins and Senior Director, David Dobbs. The vote was as follows: Joe, yes; Jeff, yes; Gordon, yes; David, yes; Dottie, no; Nancy, yes; Chris, yes and Janice voted yes.

Since this is our Annual Meeting and there is one person running for each office, the LPHOA secretary cast a unanimous vote that the following eligible members were elected to office: Chris Hohe; President, Janice Collins for Secretary and David Dobbs as Senior Director.

Nancy mentioned that the Board needs to work on the election procedures going forward so that there are no questions or issues in the future.

Up for discussion is the assessment increase. We are here to discuss the increase of our quarterly assessment from \$60.00 to \$75.00, which is a 25% increase. The increase is due to the rising cost of the maintenance system. Maintenance issues such as broken water mains, replacing 4 valves at the pumphouse, getting the tanks sandblasted, sealed and coated. The tanks were put in in the 1950's. Plus the manhole covers on the tanks need to go from 18" to 24" so that the divers can get in and out. On-going repairs need to be made. We also need to get rid of the portable generator we have and get a different generator within 3 years. This is mandated by the EPA. This is ongoing work that will be done on a 5-6 year plan.

Rich Thomas wanted to inform residents of a few things with regards to the assessment increase. This increase has been prolonged for several years. If the system does fail on us the cost could be astronomical. We need to bring our system up to the EPA standards. We are only asking for a \$5.00 a month increase

Homeowner asked about the condition of the water quality by doing these repairs. It was mentioned that by flushing the system continuously, we have maintained clear water this year and not rusty water.

A resident from the 4100 block of Liberty was at the meeting and asked about all the main breaks in that area. Chris stated that if LPHOA replaced the entire main on that block of Liberty, the entire cost could exceed over \$200,000.00. This would require putting new mains in, new valves, new hydrants and new hydrant valves. This price would not include the cost of labor.

Chris also mentioned that we have a cross connection which is located on 41st & Williams. We have an agreement with Downers Grove that if we have an absolute emergency with our water system, DG will supply water to our area.

The vote to increase the assessment 25% from \$60.00 a quarter to \$75.00 a quarter will be effective January 1, 2017 was as follows: Joe, yes; Jeff, yes; Gordon, yes; David, yes; Dottie, yes; Nancy, yes; Chris, yes and Janice voted yes.

Santa's workshop last year was a huge success and Chris mentioned that LPHOA should again sponsor such an event. The date of Saturday, December 17th was suggested and voted upon. Joe, yes; Jeff, yes; Gordon, yes; David, yes; Dottie, yes; Nancy, yes; Chris, yes and Janice voted yes. This information will be put in the December newsletter as well as the Liberty Park website. Tiffany Binks again volunteered to do face painting.

OPEN FORUM

A homeowner in attendance asked about the information written in the latest bulletin about placing your trash out at a certain time and questioned if the Board does enforce things of this nature. The Board responded that there are residents putting items like electronics at the street and the scavenger service will not pick up electronics. The Secretary sends the resident a letter letting them know that their item has been at the street for a certain length of time, it's an eyesore and to move it off the street. If the H/O does nothing, then the Board President pays the resident a personal visit requesting the item or items to be removed. This has worked in our favor so far.

Another homeowner mentioned being upset that the DG Sanitary Dist bill has been going up continuously. Can we as a community do something to get DG to lower our rates like we got our scavenger bill significantly reduced? Each homeowner should call DG Sanitary to complain and hopefully get a reduction in our bill.

A homeowner asked about the limited amount of parking spaces in front of the Community Building and if parking on the grass is permitted. This is not allowed, although someone had parked on the grass for this meeting.

Another resident asked about the recent vehicle break-ins in our subdivision. A vehicle on Adams was broken into. The Sheriff's Dept. was called and the perpetrators were eventually caught. Nancy suggested placing a camera on the North side of the CB since we have an extra one. School kids get on and off the bus at that corner.

The meeting was adjourned at 8:19 p.m. on motion by Janice Collins, seconded by Rich Thomas

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION