

**LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
October 6, 2016**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, October 6, 2016 at 7:05 p.m.

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

Present were Employees: Steve Collins and Rich Thomas.

There were no corrections to the September minutes.

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

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of September included Bulletin, Print & Postage of \$355.24; Maintenance – Property of \$1,006.66; Labs & Chemicals of \$108.00; Maintenance of System of \$127.24; Signage of \$51.79; Payroll of \$1,943.76; Payroll Expenses of \$171.03; Reimbursement of Officers and Directors of \$204.66; Reimbursement of Officers and Directors Phone of \$11.80; Equipment Supplies of \$30.00; Meeting Supplies of \$14.93, AT&T of \$225.23; AT&T President of \$70.67; Com Ed of \$423.30 and \$216.33; Groot of \$25.00 and Nicor of \$26.80.

The beginning balance is \$9,257.52 – ending balance is \$6,435.10. Check numbers 2356 to 2389 were written and approved by Janice Collins, seconded by Steve South.

Nancy mentioned receiving the audit back from Pekin Insurance. The Commercial Liability is an additional premium of \$757.00 and Workman's Comp. Liability is now \$126.00. This increase was the result of the audit, even though we've had no claims. On June 13th, Nancy paid \$4,292.00 for insurance. Board discussion about shopping around for a better price will be tabled for the beginning of next year.

A letter was received from the DuPage Convalescence Center asking for a donation of \$100.00. LPHOA alternates between the FISH Pantry and the Convalescence Center. Last year we gave to FISH. The Board approved the donation to be given to DuPage Convalescence was as follows; Joe, yes; Jeff, yes; Dave, yes; Nancy, yes; Chris, yes and Janice yes. The Board unanimously agreed.

VICE PRESIDENT'S REPORT

Janice Collins reported in Dottie Lipe's absence that for the month of September the Community Building was used for a homeowner's meeting and a birthday party. Dottie monitored the subdivision and did Community Building checks. Dottie also sent welcome letters to 3810 Washington and 3915 Williams for the second time since the first one was returned.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Janice prepared information letters for account #61 and #177. Also sent garbage letters to 4018 Liberty and 4033 Washington. On September 30, a letter was sent to account #001 for their water violation letter requesting their presence at this meeting to hear why they disagreed with the water violation and fine they received. The residents did not attend the meeting.

Janice called and spoke with an AT&T representative to find out why the bill is so high. Mainly because there is a fax line associated with the CB phone and phone at the PH. Janice also went door to door covering Park Street getting signatures for the NWFD survey and also sent Notice of Easement Rights letters to 3800 Washington, 3800 & 3801 Liberty 3800 & 3801 Park as well as 3801 Williams.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of September Well #2 was in service with a pumpage of 2,266,000 gallons and a run time of 178.9 hours. Pumpage for September in 2015 was 2,521,000 gallons.

Total pumpage for 2016 through September is 25,359,000 gallons as compared to 20,619,000 gallons for the same period in 2015.

Samples collected were Bac-T and Fluoride. Infield samples were in on time and back satisfactory. Steve ordered supplies, fire hydrant wrenches, re-agents and re-ordered our yearly clamp supply for main breaks.

Steve did some research and looked up easement rights on the parking lot in front of the Community Bldg. There is no such easement giving anyone access. LPHOA can post no parking signs, but the police have no jurisdiction.

Steve reported doing monitoring, pumphouse checks and samples. The hydrant flushing will take place tomorrow on October 7th and since the water has not been discolored, they will do a mini flush instead of a full flush.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Rich Thomas reported pumphouse checks, subdivision monitoring and monthly samples. Rich finished seal-coating by the park and will stripe weather permitting. Rich changed the smoke detector battery in the CB and mentioned that someone dumped 3 bags of trash in the garbage can by the basketball court.

DIRECTORS REPORTS

Jeff Kwasny reported weekly monitoring and pumphouse checks and is still doing b-box maintenance on Park Street and the rest of Williams.

Joe Bristow reported pumphouse checks and weekly monitoring. Joe finished b-box maintenance on the 4000 and 4100 blocks of Williams.

DIRECTORS REPORTS (Continued)

David Dobbs reported neighborhood monitoring and pumphouse checks. Dave mentioned while doing b-box maintenance on Liberty, he noticed that some of the caps were missing. We will need to purchase more caps to have on hand.

PRESIDENTS REPORT

President Chris Hohe reported doing pumphouse checks and subdivision monitoring. Chris collected an additional 19 NWFED surveys.

Chris mentioned that the township did the culvert yesterday in front of the Community Building and it looks good – they are going to finish the culvert and take it all the way to the manhole cover.

Chris spoke with Andy from the Township relating to placing no parking signs and it is okay and can be done, but it cannot be enforced. Chris did not order the magnetic signs in lieu of what Andy said. This will be tabled for the November meeting which will be considered as well as the wording on the signs.

Discussion relating to blacktopping in front of the Community Building was brought up again. Chris received a bid from Community Asphalt for \$4,500.00. This company was recommended by Andy from the Township, who uses this company for all of their work – and its guarantees. After several minutes of conversation, the Board was in agreement to go ahead and hire Community Asphalt to replace the asphalt in the front of the Community Building. The Board voted as follows: Joe, yes; Jeff, yes, Dave, yes; Nancy, yes; Chris, yes and Janice voted yes. The Board President signed the proposal and Janice will fax it over tomorrow morning so that we can be placed on their schedule.

Correspondence was received from Personal Concepts for the legal information needed to be placed on our bulletin board. Their cost was \$89.00 for the literature with a \$10.00 coupon. Chris will see if we can purchase the literature for less than \$79.00.

OTHER BUSINESS

Tiffany Binks, Nominations Chairman was present at this meeting and was given the list of all eligible members by the Secretary to call to see if they were interested in any of the positions up for election this year; President, Secretary and Senior Director are up for election. The current President and Secretary have agreed to run and David Dobbs has agreed to the position of Senior Director. Ken Lipe was also called and indicated running for an office. He is not present and according to the By-Laws it states that you must be in attendance at the nominations meeting. Since Ken is not at this meeting, he is not eligible to run for an office. There were no nominations from the floor and the nominations were closed. The slate of candidates are; Chris Hohe for President, Janice Collins for Secretary and David Dobbs for Senior Director. Elections will take place at the November 3rd meeting.

OTHER BUSINESS (Continued)

The need for an increase in assessments was reviewed. Steve mentioned that between Uno and Northern Divers it was nearly \$40,000 for Uno just to replace the valves and the divers to sand blast and seal the tanks would be approx. \$100,000. This will have to be broken up into 5 or 6 years no matter what. We can do the valves and tank next year then wait another 2 years for the other valves and tank.

This has been the topic of discussion for several years now and the Board has never acted on it. The assessment right now is \$60.00 a quarter. If it's raised to \$75.00 a quarter that would be a 25% increase. We have some major expenses coming up and this increase would help take care of the water system. Valves need to be replaced, tanks need to be cleaned and lined. This increase would give the Assoc. an extra \$22,000 a year, which isn't much considering the major work needing to be done on the water system. In looking at a time table, 4 valves need to be replaced and we can replace all 4 valves in 2017.

The LPHOA By-Laws state, "A meeting will be called by giving advanced written notice in the Homeowners Association bulletin no less than 10 days when practical. Prior to the date that such meeting is taken place and shall contain specific information as to the subject to be discussed." This can be done at a regular meeting, we don't need a "special" meeting.

The cost of maintaining the water system has increase and this information will be put in the next bulletin. The Board will be voting on the increase at the November 3rd meeting.

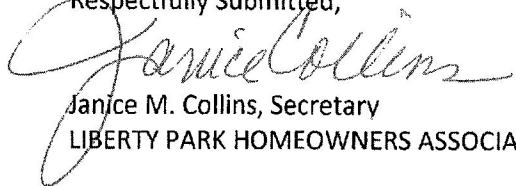
OPEN FORUM

The resident from 4021 N. Park was in attendance with no problems or concerns. The resident from 3914 N. Liberty was also in attendance and wanted to catch up on neighborhood happenings.

Pumpkins painting will be from noon – 1:30 for the first group and then from 1:30 – 3:00 for the second group. Tiffany Binks will participate and do face painting for the children. Chris also spoke with Chief Weiss and the Westmont Fire Dept. will have a fire truck in front of the Community Bldg. around 1:30 for the children to climb on and peek around it.

The meeting was adjourned at 8:06 p.m. on motion by Rich Thomas, seconded by Jeff Kwasny.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION