

**LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
September 1, 2016**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, September 1, 2016 at 7:13 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: Steve Collins and Rich Thomas.

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

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

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of August included Bulletin, Print & Postage of \$167.24; Computer and Internet of \$64.79; bank charge of \$15.00; Building and Improvement of \$1,139.72; Labs & Chemicals of \$960.77; Maintenance of System of \$5,530.00; A Memorial of \$60.00; Returned check of \$60.00; Payroll of \$1,961.38; Payroll Expenses of \$172.61; Reimbursement of Officers and Directors of \$178.20; Reimbursement of Officers and Directors Phone of \$11.80; Meeting Supplies of \$12.14, Office of \$435.87; Tax Preparation of \$400.00; AT&T of \$160.10; AT&T President of \$70.67; Com Ed of \$418.64 and \$302.63; Groot of \$25.00; Nicor of \$23.71 and \$23.71.

The beginning balance is \$13,668.06 – ending balance is \$9,257.52. Check numbers 2318 to 2355 were written and approved by Janice Collins, seconded by Dottie Lipe.

Nancy also mentioned that any contractor that does work for our Association must have a certificate of insurance. This is something we must have for the Pekin Audit. Also, after some digging, Nancy found that the last increase for an assessment was in 2008 from \$50.00 to \$60.00. Prior to that was in March of 2000, but didn't know the amount. Nancy did find a sheet that there was a special assessment in August of 1991 where the members approved a one-time emergency special assessment to be paid in full or in two installments.

Nancy also took care of the change of address, so that mail will go directly to the P.O. Box and not to the Community Building. Lastly, several residents have expressed an interest in doing ez-pay for paying their assessments through the bank or on-line. Nancy researched this and our bank charges a set up fee, service fee customization fee, etc. After Board discussion, it was decided that Nancy should take a poll on the LPHOA website and facebook page to see actually how many residents would be interested and if it's worth all the fee charges.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of August the Community Building was used for a homeowner's meeting, two birthday parties and a water conservation and school supply drive by an organization in DuPage County called SCARCE.

VICE PRESIDENT'S REPORT (Cont'd.)

Dottie monitored the subdivision, did Community Building checks and monitored for Janice while she was on vacation. Dottie also sent two water violations and sent 3 welcome letters to 3801 and 3915 Williams and 3920 Park Street.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Janice also sent out 2 water violation letters to Acct. 061 and 001; information letters to Acct. 272 and 3915 Williams and two garbage letters. Janice also attended the SCARCE event. There were 16 people in attendance – 5 were LPHOA members, 11 were residents. Erin Kennedy spoke for about an hour consisting of the composting program, recycleable do's and don't. There are places where you can take eye glasses, and batteries have to be taken to the Naperville facility. Erin finally touched on the rain barrel program after someone from the group asked. There is a conversation foundation in Naperville and the Public Works (in the spring) that does the rain barrel program.

Janice mentioned that residents seem to put out their larger items, such as toilets, wooden doors, etc. the day after trash pick up. It sits out by the street – a real eyesore until pick up day, which is Mondays in Liberty Park. It was suggested that residents who do this sort of thing should receive a letter stating that the items be removed until 48 hours prior to trash pick up. The Board agreed.

Janice also went door to door getting signatures for the NWFD survey. Washington Street is now complete.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of August Well #3 was in service with a pumpage of 2,378,000 gallons and a run time of 156.1 hours. Pumpage for August in 2015 was 3,007,000 gallons.

Total pumpage for 2016 through August is 18,093,000 gallons as compared to 18,098,000 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 and disinfectant by product samples.

Steve reported doing monitoring, pumphouse checks and samples. The hydrant flushing will take place on Friday, September 30th, rain date on October 7th. Steve Collins indicated that he is available to help out.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Rich Thomas reported pumphouse checks, subdivision monitoring and monthly samples. Rich also did extra samples for nitrate and bought a valve for the air compressor. Rich mentioned that he is getting ready to seal-coat by the park.

DIRECTORS REPORTS

Jeff Kwasny reported weekly monitoring and pumphouse checks.

David Dobbs reported neighborhood monitoring and pumphouse checks.

Joe Bristow reported pumphouse checks and weekly monitoring. B-boxes done on Washington. Did 91 houses; 33 needed to be dug out; 2 can't get covers off and 2 can't be found.

Gordon Molitor reported monitoring the neighborhood and pumphouse checks. Gordon also helped Joe find the b-box in a neighbor's yard.

PRESIDENTS REPORT

President Chris Hohe reported doing pumphouse checks and subdivision monitoring.

Chris wanted to thank Tiffany for hosting the SCARCE event on August 27th. It was very informational and was very surprised to see what cannot be put in the recycle bin. A list of what not to put in the recycle bin was handed out and this list will be put on our website.

Chris would like to have "movies in the park" to be considered for next summer, one day selected in June, July and August. A free event to get the families and kids together. Chris picked up a movie projector with all the bells and whistles for only \$30.00. This was open for discussion and the Board did not have any objection on hosting movies in the park. Rich Thomas made a motion to go ahead with this, Steve South seconded the motion. The vote was as follows: Nancy, yes; Dottie, yes; David, yes; Gordon, yes; Jeff, yes; Joe, yes; Janice, yes; and Chris, yes.

There has been recent Board discussion about raising assessments. Chris has requested that Steve South put a plan together. What is your 3 or 5 year projected plan? Which should include items such as tank cleaning, valve replacement, etc. As a reminder, Steve South is should update the fire hydrant book.

B-box checks and painting are slowly getting done. Joe has Washington done already; David Dobbs will take care of Liberty and Jeff Kwasny will take Park Street and the balance of Williams. When doing b-box checks, you should put on a vest or wear your name tag. Make sure you update the cards in the box as well.

Chris got ahold of Andy from the Township to find out if his crew would take care of our two culvers. Andy indicated that it is on the schedule.

October will be here and since the pumpkin painting event last year was a success, Chris mentioned that the Board should take this on again. The Board was in full agreement and the date of Saturday, October 29th was selected. This information will be in the newsletter and website.

Chris also mentioned that we will need to amend the By-Laws and/or the Rules and Regulations to include the new late fee.

OTHER BUSINESS

A question was raised about the house in the 3800 block of Washington relating to their excessive water use, using two hoses on timers and the numerous water violations. Chris and Joe addressed this with the landscaping crew, Janice called the owner and these issues were resolved.

OTHER BUSINESS

Parking in front of the Community Building was up for conversation again. Residents living close to the CB use this area for guest without knowing if the building is reserved for an event. After several minutes of debate, the Board decided that the best solution would be to place a magnetic sign on the front of the CB door the day of an event. This sign will be ordered and Dottie Lipe will be in charge of placing the sign on the door when an event is scheduled.

Nominations are coming up – Chris appointed Tiffany Binks as the Nominations Chairman. This year, the positions of President, Secretary and Trustee are up for election. The Secretary will give Tiffany the names and phone numbers of all eligible members and Tiffany will contact them to see if they are interested in running for any of the open positions.

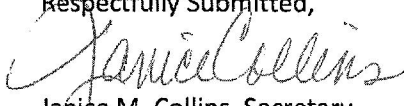
OPEN FORUM

Several residents attended the meeting asking if the Liberty Park Board can get involved with the fence that was erected at the S.E. corner of 40th and block Grant. The fence was put up without the proper permit and is not in compliance. Residents are concerned because other homeowners living on corners have requested permits to install a 6 foot fence and they were rejected by DuPage County because laws state only a 4 foot fence can be put up on corner residences. Numerous calls have been placed to Barb, who is the building and zoning inspector for DuPage County on the status of the removal of the fence – they were told, “it’s in process”. Also, the fence is an obstruction making it difficult to see vehicles driving Westbound down 40th street. Neighbors upset over this have encouraged others to contact the inspector, Barb from building & zoning at 630-407-6700. LPHOA Board President will contact someone from the Township with regards to these concerns.

A resident called the Board President with a complaint having to do with campers, RV’s and boats being stored in driveways. She wanted to know if there are any rules prohibiting these items. The Board didn’t see a problem barring these items on properties.

The meeting was adjourned at 8:40 p.m. on motion by Dottie Lipe, seconded by Steve South.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION