

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
April 6, 2017

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, April 6, 2017 at 7:16 p.m.

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

Present: Sergeant at Arms: Gordon Molitor.

Present were Employees: Steve South and Rich Thomas.

There were no corrections to the March minutes.

The minutes of the Board meeting were accepted on motion of Joe Bristow, seconded by Dottie Lipe.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of March included Bulletin, Print and Postage of \$303.24, Building and Improvement of \$549.51; Maintenance of System Labs & Chemicals of \$305.53; Payroll of \$1,593.12; Payroll Expenses of \$140.18; Reimbursement of Officers and Directors of \$178.20; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$19.24; AT&T of \$190.11; AT&T President of \$75.57; ComEd of \$785.75; Groot of \$25.00; Nicor of \$140.38 and \$107.20.

The beginning balance is \$6,450.42– ending balance is \$4,050.78. Check numbers 2582 to 2613 were written and approved by Janice Collins, seconded by Dottie Lipe.

Nancy received paperwork from the bank. They are going to start charging fees for deposit slips, deposits, checks written, etc. This is with the Spectrum Select Business checking. We will need to maintain a minimum of \$15,000 which is the amount on all account. We would also start earning interest on the checking account. After discussion by the Board, not being satisfied with the extra charges, Nancy would check with other banks to see if their policy is the same. If we do change banks, we would have to order new checks. A Special meeting of the Board relating to switching banks will be at 7:00 p.m. on April 19th at the Community Building.

Nancy also mentioned getting a Square Card Reader that would help the residents who are last minute payers on their assessment payment. This is free to the Association, but would cost the resident 2.75% for using their credit card. The Square Card Reader would be used only in emergency situations. Nancy Tannahill made a motion to get the Square Card Reader, Dottie Lipe seconded the motion, all were in favor, no one opposed. Nancy reported that the mileage rate went down ½ cent this year.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of March the Community Building was used for a homeowner's meeting and Bunco party. LPHOA hosted an Earth Day walk on Saturday, April 1st in which Girl Scout Troop #51623 participated to earn their Earth Day badge. Dottie made arrangements with Jamie Szyal, the Liberty Park Girl Scout Leader for her troop's participation. Other boys, girls and mothers from the neighborhood also participated. Pizza, strawberry milk and soda were served to the workers. Chris and Rich also helped in the clean up. The biggest object found was a large empty box; the most

VICE PRESIDENT'S REPORT (Cont'd.)

valuable found was \$1.00. A list of participants has been presented to the bulletin committee members to put in next month's bulletin.

Dottie spoke with the former President regarding the Liberty Park cell phone and after checking with AT&T there are 2 months left on the contract and a cancellation fee of \$26.00. He is requesting a letter of authorization to cancel the contract and will be reimbursed the cancellation fee. The contract has to be cancelled because the service will continue in his name on a month to month basis.

Dottie monitored the subdivision, pumphouse and community bldg. checks. Thursday while monitoring, found a main valve left off after the main break at 41st and Park. Dottie also found the door to the well house was left open on the 30th.

Dottie spoke with the owner of 4112 Liberty and they are in the process of renovating the house and will be putting it on the market soon. We should continue to send any correspondence/assessments to their Nashville address until the home is sold.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Typed up the Certified Water System Operator Contract, delivered the March and April bulletins to residents on Adams Street, 40th and 41st Streets.

Janice contacted Pekin Insurance relating to the Little Free Pantry. Their response was that this is a separate legal entity and would not be in the market for the general liability exposures. Also they would not want this to take place on the common area but appreciate the thought of helping others but the liability exposures are greater than they want to take place on the premises.

Janice was not able to participate in the Earth Day Walk on April 1st, but will walk Lincoln to pick up debris next week-end. As Nancy mentioned the mileage rate went down in January of 2017.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of March Well #2 was in service with a pumpage of 2,102,000 gallons and a run time of 168.3 hours. Pumpage for March in 2016 was 1,995,000 gallons.

Total pumpage for 2017 is 5,957,000 gallons compared to 5,862,000 gallons in 2016.

March fluoride in-field samples were in on time and back satisfactory. March Bac-t/Ecoli in-field samples were in on time and results still pending. February Bac-t/Ecoli in-field samples came back satisfactory.

Steve reported monitoring the subdivision, pumphouse checks, readings and drew samples for the month.

ASSISTANT WATER SUPERINTENDENT'S REPORT (Cont'd.)

There was a main break on March 11th at 4032 N. Park which was repaired by Uno. Steve repaired the sump in the West pumphouse (it had fallen off the pipe). Illinois Rural Water picked up the valve exerciser. Our new contact is Evan and his contact information was left on the desk at the PH.

Steve and Chris pulled out the generator, ran it and it worked fine.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Rich Thomas reported pumphouse and Community bldg. checks and weekly monitoring. He also removed the branches at the park and replaced the threshold on the double doors at the Community Bldg. Rich also work on the two recent main breaks.

DIRECTORS REPORTS

David Dobbs reported community monitoring and pumphouse checks and located a b-box at 41st and Liberty.

Joe Bristow reported pumphouse checks and weekly monitoring. Joe also read the commercial water meters and assisted in the main break.

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Gordon Molitor reported weekly monitoring and pumphouse checks.

PRESIDENTS REPORT

President Chris Hohe reported doing pumphouse checks and weekly monitoring. Chris mentioned that the Knox box is in. Jim Bresnahan at the F.D. was called but was out that particular day. Chris was instructed by another person at the F.D. to mount the Knox box on the outside CB wall, should be shoulder height. The keys that will be placed inside the Knox box will be the CB, gate, PH and garage.

The flushing will be April 28th at 9:00 p.m., rain date is May 5, 2017. Since the hydrant flushing is scheduled for the end of this month, Chris got ahold of David Moony from Downers Grove to see if we could get the cross connection flushed between us and DG. We have an agreement with them. Mr. Moony called back stating that his boss has an issue with Liberty Park and stated that he doesn't want our water into their system. Moony is going to try and flush the cross connection in the afternoon of the 28th. This is the pipe with 2 valves. We would open their valve, our valve and their water flushes into our system.

During the recent main break on Park Street that was repaired, it was founded that there is a valve not listed on the map. We will need to update the map at the PH.

Downers Grove will be replacing all the mains on Williams this year. Maybe they could replace the cross connection valve on our end.

PRESIDENTS REPORT (Cont'd)

Chris received notice that someone on Williams has petitioned DG to hook up to their water system, the resident has started the process.

We received two bids for landscaping. J&E is \$125 weekly for the 3 areas, trim the bushes two times a season and weed control once a year at the CB. Superior Ground Services bid was \$120.45 weekly for lawn service, but bush trimming was \$240.00 per occurrence. After discussion the vote to retain J&E was as follows: Nancy, yes; Dottie, yes; David, yes; Jeff, yes; Joe, yes; Janice, yes and Chris, yes.

There were a couple of issues that was posted on the Liberty Park facebook page regarding dog feces and owners not cleaning up after them. One resident, who has cameras and said that he sees this certain person/dog several times not picking up after their pet. Chris reached out to the complaining resident and suggested that he speak with the neighbor. Chris will also put a blurb in the next bulletin.

A letter was received with no return address stating that when this person walks on Park Street by the dead end, that particular block is very unkept – trash all over. Will change their route and not to walk on Park ever again.

Easter Egg Hunt at the park at 1:00 on Saturday, April 15th. We need volunteers to color eggs and stuff the plastic eggs. Dottie will be boiling eggs on Tuesday April 11th with the help of Tiffany Binks. Volunteers to stuff the plastic eggs should come to the CB to help out.

Chris switched the cell phone to Metro PCS with no contract. The first month is \$60 after 30 days it goes down to \$30. PCS does not send a bill, you have to literally go in to pay it. To pay over the phone or use a charge card, there is a fee. Out the door with the phone was approx. \$90.00.

OTHER BUSINESS

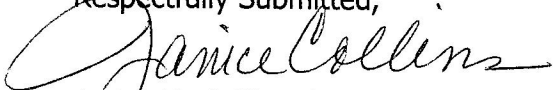
A resident from the 4100 block of Park Street was in attendance. He did mention that on trash pick up days (Monday) residents place their containers in the street making it difficult to drive around children waiting for the bus. He also mentioned that the sewer/drains are full of twigs and leaves and it makes common sense for residents take care of them. This resident takes care of his block and picks up twigs and leaves in the spring and fall so that water continually flows.

Robert Jankovsky is having knee problems and is relinquishing his monthly bulletin delivering. As Board members, we will need to distribute the bulletin until a replacement is found.

Next bunco date is Wednesday, April 12th at 7:00 p.m.

The meeting was adjourned at 8:26 p.m. on motion by Jeff Kwasny seconded by Dottie Lipe.

Respectfully Submitted,



Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNERS ASSOCIATION