

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
December 1, 2016

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, December 1, 2016 at 7:23 p.m.

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

Present were Employees: Rich Thomas. Steve South was absent.

There were several corrections to the November minutes. Gordon Molitor is not considered a Board member and needs his own category, plus he cannot be included in voting. Nominations are held in October not November as written and Chris mentioned a cross connection located at 41st & Williams, it is called an inter-connection.

The minutes of the Board meeting were accepted as corrected on motion of Nancy Tannahill, seconded by Joe Bristow.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of November included Bulletin, Print and Postage of 334.48, Charitable Donations of \$100.00; Pumpkin Painting of \$91.27; Maintenance - Property of \$7,208.12; Labs & Chemicals of \$1,185.46; Maintenance of System of \$18.97; A Memorial of \$60.00; Payroll of \$1,780.12; Payroll Expenses of \$156.66; Reimbursement of Officers and Directors of \$161.46; Reimbursement of Officers and Directors Phone of \$11.80; Supplies - Meeting of \$15.79; Office of \$108.72; Insurance of \$922.00; AT&T of \$185.13; AT&T President of \$70.61; Com Ed of \$786.64 and \$437.69; Groot of \$50.00; Nicor of \$34.11 and Nicor of \$24.17.

The beginning balance is \$13,153.72- ending balance is \$6,741.79. Check numbers 2423 to 2463 were written and approved by Janice Collins, seconded by Nancy Tannahill.

Nancy brought up and suggested that the B-Box inspections should be done in April/May so that it can go out with the next assessment and not have a separate mailing. Also, what is the status on the contract between LPHOA and Williams - has that been recorded at the county? Chris will investigate.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of November the Community Building was used for a homeowner's meeting, birthday party, Thanksgiving dinner and baby shower. Dottie monitored the subdivision and did Community Building checks. Two welcome letters were sent this month to 3915 and 4105 Williams.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Sent out two information letters to Account #323 and Account #281.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Rich Thomas reported in Steve South's absence that for the month of November Well #2 was in service with a pumpage of 18,074,000 gallons and a run time of 155.8 hours. Pumpage for November in 2015 was 19,622,000 gallons.

Total pumpage for 2016 through November is 24,259,000 gallons as compared to 24,821,000 gallons for the same period in 2015.

Samples collected were Bac-T, Ecoli and Fluoride, were in on time and came back satisfactory. November Bac-T still pending. Steve did daily pumphouse checks, weekly monitoring, readings, samples, test the generator and main valves with Chris.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Rich Thomas reported pumphouse checks, weekly monitoring and Community Bldg. checks.

DIRECTORS REPORTS

David Dobbs reported pumphouse checks and community monitoring.

Joe Bristow reported pumphouse checks and weekly monitoring.

Gordon Molitor reported monitoring the subdivision, pumphouse checks and cleaned up debris around the park.

PRESIDENTS REPORT

President Chris Hohe reported doing pumphouse checks and weekly monitoring. Picked up garbage across Lincoln and 40th. Exercised the valves with Steve - we will get the exerciser back where it belongs.

Chris also received several phone calls; one from 3913 Park wanting to get her name on the assessment card and questions about trash pick-up. Chris dropped off a newsletter. Another phone call was from someone who was considering moving into the subdivision, but the well water was an issue and she wanted to know if she can switch over to city water. Chris responded by e-mail.

Magnets for the CB doors are in process. We talked about the magnets being white and red. The magnets are 15 x 10 and are \$30 each plus \$20 set up charge. Discussion about color of wording and background was debated and the final decision was black and white magnets. The vote was as follows; Janice, yes; Joe, yes; Dave, yes; Dottie, yes; Nancy, yes and Chris, yes.

Since David Dobbs will be Senior Director next year, Chris mentioned that he should check the pumphouse on a regular basis and make sure to check the fax machine for any important documents especially when coming over from JULIE. Dave suggested whoever sees a fax come over to write his name on it.

PRESIDENTS REPORT (Cont'd.)

Correspondence from Personal Concepts came in. It's \$89.50 for the literature regarding Labor Laws to be hung at the building. Nancy said that Quick Books offers this as well. A motion was made to purchase from the company that offers the less expensive literature. The vote was as follows: Janice, yes; Joe, yes; Dave, yes; Dottie, yes; Nancy, yes and Chris, yes.

One of the guys will need to go in the attic and get the tree down and decorations. Chris is looking for Board members to volunteer to put up the Christmas tree and decorate at the Community Building. Anyone interested next week to help out would be appreciated. A date of Wednesday, December 7th at 6:00 p.m. was set. Cookies and hot chocolate will be provided. All volunteers will also assist putting ornament packets together.

Santa's Workshop will be Saturday, December 17th and we are also looking for volunteers. Last year, it was a success and we are hoping it will be bigger and better. This is a LPHOA sponsored event. Tiffany Binks has volunteered to do face painting for this event.

OTHER BUSINESS

Tiffany Binks has offered that her Mom would come as Mrs. Clause for Santa's Workshop and plans on reading the Polar Express to the kids. Santa will also be coming with gifts for the children.

Tiffany mentioned having a bunco party at the Community Building sometime after the first of the year. This would be a way of getting neighbors together and an evening out. This was recently talked about and 2 or 3 residents were interested. This information will be put on the website and face book page.

The grassy area on the corner of Washington and 41st seems to always have tire tracks in it. Someone suggested putting boulders there. Chris said that he would talk with Andy at the township and see what he would suggest. We need to put something there to prevent vehicles from driving on the grass. Janice mentioned that there are tall reflective posts on the corner of 39th and Liberty, which look very nice. This is tabled for a future meeting.

The meeting was adjourned at 7:43 p.m. on motion by David Dobbs, seconded by Joe Bristow.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION