

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
February 2, 2017

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, February 2, 2017 at 7:35 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.

Sargeant at Arms: Gordon Molitor.

Present were Employees: Steve South and Rich Thomas.

There were no corrections to the January minutes.

The minutes of the Board meeting were accepted on motion of Gordon Molitor, seconded by Nancy Tannahill.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of January included Bulletin, Print and Postage of \$327.26, Building and Improvement of \$7.46, Maintenance of Property of \$338.73; Maintenance of System Labs & Chemicals of \$108.00; Maintenance of System – Other \$12,145.00; Miscellaneous expense of \$44.00; Payroll of \$2,375.72; Payroll Expenses of \$209.08; Reimbursement of Officers and Directors of \$380.16; Reimbursement of Officers and Directors Phone of \$11.80; Security Deposit Refund of \$60.00; Supplies – Meeting of \$18.97; Office of \$211.79; Tax Preparation of \$400.00; AT&T of \$185.17; AT&T President of \$70.61; ComEd of \$390.97 and \$246.37; DG Sanitary of \$70.20; Groot of \$25.00; Nicor of \$106.89 and \$122.76 and Santa's Workshop of \$25.74.

The beginning balance is \$4,823.39– ending balance is \$3,368.86. Check numbers 2504 to 2546 were written and approved by Janice Collins, seconded by Dottie Lipe.

Nancy received a letter from the State of Illinois. She was paying quarterly, then yearly. Now the State wants the taxes paid monthly. Nancy will pay this monthly along with the Federal Taxes.

The Audit was complete – everything was satisfactory and now everything balances to the general ledger. The Audit Committee suggested that they would like the assessments on the audit report to match up to the bank statement.

Nancy contacted JULIE and spoke with a representative named Kelly. Our fax report goes from July 1 through June 30 of each year for incoming faxes. We receive faxes that have nothing to do with our subdivision. Steve will call the JULIE manager who will set up a special grid for us on our 4 streets. This is called a polygon. Nancy reported that in 2015, 50 faxes were ours - 10 were not. In 2016, 45 incoming faxes were ours and 23 were not. Until this is set up we still have to pay the \$216.14.

Nancy had the Williams Liquor contract recorded with DuPage County which will take 4 weeks to come back.

TREASURERS REPORT (Cont'd.)

The renewal came in for the American Water Works Assoc. Membership is \$83 – the same as last year. Nancy made a motion to pay the membership, Janice seconded the motion, all were in favor no one opposed.

The delinquent letters will be sent out of February 16th, b-box inspection on February 25th and shut-offs on March 4th. Nancy suggested that all time sheets should be handed in monthly given the fact that we will be having some major expenses coming up. Also a reminder that Bunco is next Wednesday.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of January the Community Building was used for a homeowner's meeting, family dinner and Bunco party. Dottie monitored the subdivision, did Community Bldg. and pumphouse checks.

Dottie also brought up that the ladies toilet constantly hangs up and the guts don't work well. Dottie would like the Board to consider spending a little money to purchase new guts. Rich will take on this task.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Garbage letters sent to 3900 Liberty twice, 3910 Washington and 4032 Washington. Janice also mailed out Jackie's get well card and typed up the 2017 project to do list.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of January Well #2 was in service with a pumpage of 2,111,000 gallons and a run time of 168.3 hours. Pumpage for January in 2016 was 2,001,000 gallons.

January's BAC-T and Ecoli in-field samples were in on time, but still pending. December samples finally came back and were satisfactory. Fluoride in-field samples for January were in on time and received back okay the very next day.

There were two main breaks; on January 13 at 4108 Liberty and on January 14 on Parkway behind Sherwin Williams. Both were repaired by Uno. Steve re-ordered 6 clamps and 40 feet of water main pipe for repairs, ordered reagents for daily testing from Continental Hydrodyne and phosphate was re-ordered and filled.

Steve reported doing pumphouse checks and readings, January samples and community monitoring and main breaks.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Rich Thomas reported pumphouse and Community bldg. check and neighborhood monitoring. Took down the no parking overnight sign and address and repainted those. Was present for the two main breaks, looked through the garage, got rid of old dried up paint cans and changed out the light by the Community Bldg. side door. The door cannot be opened all the way because of the tilting sidewalk which is a safety issue. The Board briefly discussed taking care of the sidewalk slab right outside of the door and was tabled to be further considered when the weather warms up.

During the time that numerous fire alarm companies came out, it was observed that we will need to upgrade the panel and the pricing is expensive to modernize the panel and bring it up to today's standards. We need to get this done by an electrician before anything else and will require a county permit. Rich already received a bid and will be accepting others. After the panel is completed we will then need to upgrade our electrical outlets.

DIRECTORS REPORTS

David Dobbs reported Community monitoring and pumphouse checks.

Joe Bristow reported pumphouse checks and weekly monitoring.

Jeff Kwasny reported pumphouse checks and neighborhood monitoring.

Gordon Molitor reported weekly monitoring, pumphouse checks and cleaned up debris at the park.

PRESIDENTS REPORT

President Chris Hohe reported doing pumphouse checks and weekly monitoring. Was present at the main breaks.

We received paperwork relating to two foreclosures in the subdivision and one bankruptcy.

Chris has gone through the 2017 project list that Janice typed up and made some minor changes and additions. Names will be added next to the projects for those individuals who will be responsible for those tasks. Trustees will need to start the B-box inspections earlier this year and finish by the summer.

Chris' phone has been acting up and took it in to be evaluated. There is nothing they can do. The Board suggested getting a new phone such as a Cricket with no contract. Chris made a motion to cancel the current contract if there is no additional cancellation fee and find a new carrier. Nancy seconded the motion, all were in favor.

The chlorine alarm is not working over at the pumphouse. Steve South will follow up on this.

OTHER BUSINESS

Gordon also produced the good neighbor award or neighbor of the year, which Nancy was kind enough to type up a rough draft that was passed around for all to review. If we initiate this now, we can inform LPHOA residents by placing information in the bulletin, on the marquee and on our website. Nancy suggested also promoting the good deed award on the facebook page. At the end of the year, one person will be chosen and recognized as good neighbor of Liberty Park. The Board voted as follows: Nancy, yes; Dottie, yes; David, yes; Jeff, yes; Joe, yes; Janice, yes and Chris voted yes for the good neighbor award. It was suggested on purchasing a plaque and put the name of the person who was chosen for the year or we can have something typed up like the list of past Presidents. Regardless on which way the person's name will be noted, Nancy voted yes; Dottie, yes; David, yes; Jeff, yes; Joe, yes; Janice, yes and Chris, yes.

In connection with the fire alarm for the buildings as Jim Bresnahan mentioned, Rich Thomas picked up the paperwork relating to a knox box, which was recommended at a cost of around \$318.00 for a surface mount. Choice of colors are dark bronze aluminum, bronze and black which will be mounted on exterior of the CB. A motion was made by Janice Collins to purchase the knox box, seconded by Joe Bristow. The vote was as follows: Nancy, yes; Dottie, yes; David, yes; Jeff, yes; Joe, yes; Janice, yes and Chris, yes. Nancy will place the order for the knox box.

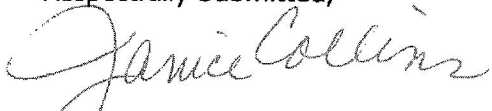
Chris has pursued several fire alarm bids and electrical panel bids; HRSS was \$14,460 for both buildings, Customized Protection Service was \$7,300, Affiliated was \$15,424 and for Fox Valley \$9,790. Customized has permit fees included and the most reasonable and recommended by the Westmont FD. They are a local company with no overhead. Rich suggested we bite the bullet and get this done all at once instead of splitting this over several years as prices may go up. Nancy mentioned that she would have to transfer money in order to cover the cost.

We would also need a smoke detector in the garage which was not included in any of the bids. Chris and Rich will have to contact these companies to find out the cost for that. If anyone has any other company they would recommend, we would welcome their bid also. Since the bids were incomplete, the Board agreed to table this until next month.

The interior lights in the Community Building was mentioned and possibly changing them out with LED lights. After discussion, it was agreed that LED's would run into somewhat of a large expense and is not necessary at this time.

The meeting was adjourned at 8:45 p.m. on motion by Dottie Lipe, seconded by David Dobbs.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION