

**LIBERTY PARK HOMEOWNERS ASSOCIATION**  
**REGULAR MEETING**  
**June 1, 2017**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, June 1, 2017 at 7:13 p.m.

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

Present: Sergeant at Arms: Gordon Molitor.

Present was Employee: Steve South.  
Rich Thomas was not present.

There were no corrections to the May minutes.

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

### **TREASURERS REPORT**

Nancy Tannahill reported that checks written for the month of May included Bulletin, Print and Postage of \$167.24, Easter Egg Hunt expenses of \$87.64; Computer and Internet of \$328.31; Building and Improvement of \$7.35; Maintenance of Property of \$375.00; Maintenance of System Labs & Chemicals of \$2,645.30; Other Maint. expenses of \$1,492.36; Payroll of \$1,861.93; Payroll Expenses of \$163.89; Reimbursement of Officers and Directors of \$210.54; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$16.97; Office Supplies of \$95.96; AT&T of \$185.28; AT&T President of \$17.99; ComEd of \$828.45 and \$445.84; Groot of \$28.75; Nicor of \$113.81 and \$43.70.

The beginning balance is \$13,031.03 – ending balance is \$16,882.463. Check numbers 2647 to 2679 were written and approved by Janice Collins, seconded by Joe Bristow.

There are three delinquents; one needs a locate on Park Street, the other needs to be dug up on Washington Street. Joe knows.

The Square Card Reader has been a huge success; text alerts via T-Mobile is no longer allowing text alerts from a PC to a phone. Nancy will try and find an alternative carrier. The poster came in and will be hung up and the CCR report is done.

Insurance policies are up for renewal and are due at the end of this month. Nancy stated that she has not yet received the bills but an approximation. Several policies remained the same or went up a bit. The Commercial Liability was \$2,229 last year and this year it is estimated at \$2,995 this year. It seems very high. We paid \$6,439 last year and this year the total estimate if \$7,248. The Board voted to approve the Treasurer to pay the Pekin policies; Dotie, yes; Jeff, yes; Joe, yes; Janice, yes; Nancy, yes and Chris yes. The Secretary will call Pekin to see if the policy can be reduced. This information will be left at the PH for all to review.

### **VICE PRESIDENT'S REPORT**

Dottie Lipe reported that for the month of May the Community Building was used for a homeowner's meeting, Bunco party, a bridal shower and two birthday parties. Dottie monitored the subdivision, pumphouse and community bldg. checks, also David Dobbs turned in his keys as he has resigned his position.

## **SECRETARY'S REPORT**

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Janice also sent an information letter for Acct.# 156. Acct. #107 fell through and #151 closing was pushed back to July 11<sup>th</sup>.

## **ASSISTANT WATER SUPERINTENDENT'S REPORT**

Steve South reported that for the month of May Well #2 was in service with a pumpage of 1,975,000 gallons and a run time of 157.4 hours. Pumpage for May in 2016 was 1,087,000 gallons.

Total pumpage for 2017 is 9,930,000 gallons compared to 10,049,000 gallons in 2016.

Prairie State was out to fix the leaking pipe where the fluoride is. Steve assisted Chris in putting up the water restriction signs around the subdivision.

Steve reported monitoring the subdivision, pumphouse checks, readings and pulled and delivered samples.

The yearly renewal for the Illinois Rural Water Association is \$291.02 and goes from July of 2017 thru 2018. The Board voted to review as follows: Nancy, yes; Dottie, yes; Jeff, yes; Joe, yes; Janice, yes and Chris yes.

## **SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT**

Steve South reported in Rich Thomas' absence that he did pumphouse and Community bldg. checks and weekly monitoring.

## **DIRECTORS REPORTS**

Joe Bristow reported pumphouse checks, weekly monitoring and B-Box checks.

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Gordon Molitor reported weekly monitoring, pumphouse checks.

## **PRESIDENTS REPORT**

President Chris Hohe reported doing pumphouse checks and weekly monitoring. Chris also drove around the subdivision with Steve putting up the water restriction signs.

### **PRESIDENTS REPORT (Cont'd.)**

Chris Hohe received David Dobbs' resignation letter and has been looking for a replacement. Tom White has agreed to come on board and was appointed as a Trustee. Tom has been a resident for 25 years. Nancy made a motion to accept Tom White to the Board and the vote was unanimous. Since he is new to this position, Joe Bristow will be Sr. Director this year and will rotate so that Jeff Kwasny will be Sr. Director next year, then Tom White.

Chris mentioned that when we raised the assessment for the residents, we did not increase the Commercial accounts. The Board agreed that the Commercial accounts need to be raised as well. Nancy will investigate when the last increase was and how much.

The replacement of the pipe at the PH hole which needed putty cost approx. \$1,000.00.

Chris brought up movie night in the park and possibly in July. The question was raised to have this during the week or on a week-end. The Treasurer will put something on the LP facebook page and take a poll on this.

Chris along with his son Nick delivered the bulletins.

### **OTHER BUSINESS**

Tiffany Binks has volunteered for movie night.  
Next bunco date is Thursday, June 8<sup>th</sup> at 7:00 p.m.

The meeting was adjourned at 7:58 p.m. on motion by Janice Collins seconded by Dottie Lipe.

Respectfully Submitted,



Janice M. Collins, Secretary  
LIBERTY PARK HOMEOWNERS ASSOCIATION