

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
August 3, 2017

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, August 3, 2017 at 7:06 p.m.

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

Sergeant at Arms: Gordon Molitor present.

Employees: Steve South and Ed Collins were present.

There was one correction to the July minutes under President's Report. Westmont F.D. did not purchase a new ladder truck, they lease it every 7-8 years.

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

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of July included the Bldg. & Improvement of \$22.49; Bulletin, Print and Postage of \$170.84; Computer and Internet Bldg. & Improvements of \$65.00; Property of \$500.00; Maintenance of System Labs & Chemicals of \$1,042.07; Maintenance – Other of \$7,423.00; Misc. Expenses of \$25.00 and Signage of \$37.90; Payroll of \$1,768.20; Payroll Expenses of \$155.61; Reimbursement of Officers and Directors of \$165.87; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$19.69; Office Supplies of \$56.23; Tax Preparation of \$400.00; AT&T of \$201.33; Com Ed of \$1,010.86; DG Sanitary of \$71.70; Groot of \$28.75; Nicor of 24.79 and \$22.50. Santa's Workshp of \$102.72; Garage Sale newspaper ad of \$53.00

The beginning balance is \$6,917.95 – ending balance is \$7,418.38. Check numbers 2714 to 2757 were written and approved by Janice Collins, seconded by Tom White.

Nancy mentioned that the Audit Committee was planning to meet and work on the quarterly audit, but after a date was chosen, one of the Committee members resigned so Nancy was looking for a replacement. Nancy reached out to Tiffany Binks, who gladly accepted the position. The Audit Committee worked on the audit and this is the first time in three years that it went so smoothly. Welcome to the newest member on the Audit Committee, Tiffany.

The Pekin Audit is officially done and Nancy sent it on line. We also received a refund from Pekin Insurance in the amount of \$315.00. Everyone got a copy of tax forms which need to be completed if there are any changes to be made and given back to Nancy in a timely manner.

Nancy mailed letters to the Commercial accounts reflecting the increase beginning January 2018. Nancy spoke with DuPage County after notification from a recent home sale that Liberty Park does not show up as an HOA. Nancy spoke with the county clerk, recorder's office, then the township office. This is noting that the Association needs to be concerned about, but the H/O should tell their real estate agent that we are on a community well. It's really up to the realtor, H/O and the LPHOA Board to be diligent on the homes that are in the process of closing.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of July the Community Building was used for a homeowner's meeting, a birthday party and a Bunco party. Dottie monitored the subdivision, pumphouse and community bldg. checks. Rich Thomas returned his set of keys and then they were given to Ed Collins.

Dottie monitored for Janice when she was out of town. Dottie, also sent out five welcome letters to 3915 and 3931 Williams, 3818 Liberty, 3905 Washington and 4111 Park Street.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Janice typed and e-mailed one information letter to Acct. #029. Three homes have contracts on them and are set to close in August. Janice also typed and sent 4 water violations, #252, #001, #117 and #146 – their 2nd violation.

We have 11 residents signed up for the garage/yard sale so far. The garage yard sale signs were taken down that were stored in the garage and changed the month and dates on them. Signs will be placed in and around the subdivision this evening or first thing on Friday morning.

Janice was present to set up and clean up on July 28th for movies in the park, was a very nice turn-out of 23 people. The sign at the park states "guest parking", which is deceiving. A suggestion to change out that sign to say "no overnight parking" would be better wording. The Board will discuss in detail at the September meeting.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of July Well #2 was in service with a pumpage of 2,498,000 gallons and a run time of 276.8 hours. Pumpage for July in 2016 was 2,744,000 gallons.

Total pumpage for 2017 is 15,350,000 gallons compared to 15,715,000 gallons in 2016.

Bac-T, Ecoli and fluoride in-field samples were in on time and back satisfactory.

Steve monitored the subdivision, pumphouse monitoring and readings, pulled monthly samples and did several Nicor locates. The lead and copper samples are coming up. It appears that storm sewer replacement is being done on Liberty through the backyards and towards Washington Street. Also we may be looking at a repair at the pumphouse - one of the check valves from the reserve tanks is bad.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported that he trained with Rich Thomas and also with Steve South and is getting the jest of things. Ed also did pumphouse, Community bldg. checks and weekly readings.

DIRECTORS REPORTS

Joe Bristow reported pumphouse checks, weekly monitoring and did some locates on Liberty.

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Tom White reported weekly monitoring and pumphouse checks.

Gordon Molitor reported neighborhood monitoring, pumphouse checks and took in trash cans.

PRESIDENTS REPORT

President Chris Hohe reported that our first ever "movies in the park" was a nice turn out. There were 23 people who showed up. Thanks to Tom for manning his popcorn machine, which was a big hit. The Board discussed that the next movie night would be Friday, August 25th. Jungle Book is the moving that will be shown.

Discussion about the house on the 3800 block of Liberty and the issues they are experiencing. Several Board members have been to that location. The water is definitely turned on and seems to be an internal issue. The house in the 4100 block of Park, someone needs to find out if the water is turned off over there. 4001 Williams is still turned off because they are remodeling.

Chris reported weekly monitoring around the subdivision, pumphouse and community bldg. checks.

The Sheriff's Department was called twice about a man and a woman living in the woods behind the apartment bldg. Also the A/C coil needs to be re-wrapped because it dry rotted.

OTHER BUSINESS

Patrick Manzke was invited to this meeting by the LPHOA Board President relating to the SSA. On June 27th, the DuPage County Board approved a resolution to starting up the SSA. That was moved over the the Village of Westmont. They are going to create an ordinance for moving forward on the creation of the SSA on their behalf. After they do this, there is a time line between County and the Village of Westmont. As of now, the meeting is scheduled for August 23rd at 6:30 p.m. A town hall meeting is inviting all residents in the area. The Village of Westmont will be sending out a letter to 550 addresses inviting them to the village hall meeting. The purpose of this meeting is to go over and answer any last minute questions before the SSA action starts. The SSA will start after Sept. 14th 6:30 p.m. A public hearing at the Village Hall. This meeting is where residents can object or complain as to why do it or not do it. Once this starts they have to wait for the actual start of the creation of the SSA, which is a 60 day wait period.

The NW Fire Protection will be dissolved and no longer in existence and since we are on a contract base with the Village of Westmont to cover all our fire and EMS services, we have to come up with a service agreement to have the Village of Westmont to be our 911 service for fire and EMS. The SSA is being done because the county brought to the Village of Westmont that our subdivision uses the exact same services for fire and EMS as the Village of Westmont does and we pay 1/3 of the price. By creating the SSA gives them the ability to raise our tax revenue to met what the Village of Westmont is paying.

OTHER BUSINESS

We are looking for someone to deliver the monthly bulletins, which was put on our website, facebook page and on the marquee. Chris received a phone call from a lady who is willing to deliver the bulletin. She resides in Chicago, but works in Westmont and her lady friend lives in Liberty Park. Chris informed her that you need to be a resident of Liberty Park because it's a paid position.

In attendance was Anita Ruiz and her son John. They reside on Adams and her two sons are interested in delivering the monthly bulletin. After discussion, the Board was in agreement to have Evin and John deliver the bulletins beginning in August.

The meeting was adjourned at 8:28 p.m. on motion by Jeff Kwasny seconded by Tom White.

Respectfully Submitted,



Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNERS ASSOCIATION