

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
July 6, 2017

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, July 6, 2017 at 7:16 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 was not present.

Employees: Steve South and Rich Thomas were absent.

There were no corrections to the June minutes.

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

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of June included Bulletin, Print and Postage of \$722.09; Maintenance of Property of \$1,050.00; Maintenance of System Labs & Chemicals of \$36.00; Membership Dues of \$261.02; Misc. Expenses of \$22.95 and \$121.66; Payroll of \$1,833.06; Payroll Expenses of \$161.32; Reimbursement of Officers and Directors of \$189.43; Reimbursement of Officers and Directors Phone of \$11.80; Equipment Supplies of \$61.28; Supplies for Meeting of \$10.43; Taxes, Prof. Fees, Insurance of \$7,258.00; AT&T of \$210.83; Groot of \$28.75; Metro PCS of \$58.00; Nicor of \$45.64 and \$55.89.

The beginning balance is \$16,882.46 – ending balance is \$6,917.95. Check numbers 2680 to 2713 were written and approved by Janice Collins, seconded by Joe Bristow.

Uno Construction submitted 3 bills and Nancy is unsure what is what. She will call the office and get this straightened out so that the invoices are paid.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of June the Community Building was used for a homeowner's meeting, two birthday parties and a Bunco party. Dottie monitored the subdivision, pumphouse and community bldg. checks, 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 also typed and e-mailed three information letters to Acct. #104, 237 and 358. There were 6 water violation letters typed and mailed. There has been only one resident so far signed up for the garage/yard sale on August 4 & 5th.

SECRETARY'S REPORT (Cont'd.)

Nancy received a call from the new owners at 3816 Park Street – they closed last month without a paid assessment letter. There are monies owed on that account. Janice got ahold of Matt Herbok, attorney for the seller, and would send a check for the monies owed. Mr. Herbok stated that Liberty Park HOA is not recorded with the county and he actually did a title search and LPHOA is not listed as the HOA. This is important and someone from the Board needs to look into this.

3905 N. Park is closing on July 17th. Janice also got ahold of Pekin Insurance to find out why the increase in this policy had increased so drastically. Joan from Snyder Insurance looked into it and stated that we are entitled to a refund.

On the morning of Wednesday, June 28th it was observed that two people with sleeping bags were camped out behind the community building.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Chris Hohe reported in Steve South's absence that for the month of June Well #3 was in service with a pumpage of 2,468,000 gallons and a run time of 216.4 hours. Pumpage for June in 2016 was 2,922,000 gallons.

Total pumpage for 2017 is 12,852,000 gallons compared to 12,971,000 gallons in 2016.

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

Steve monitored the subdivision, pumphouse monitoring and readings and pulled monthly samples.

There was a power surge on June 30th which caused the pressure tank to get out of balance. It was run manually until July 1st, mid-day when the system returned to normal.

Lead and copper samples are due September 1st.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Chris Hohe reported in Rich Thomas' absence that he did pumphouse, Community bldg. checks and weekly readings.

DIRECTORS REPORTS

Joe Bristow reported pumphouse checks, weekly monitoring and read the Commercial meters. Joe also took care of the fire extinguishers and helped out at the PH during the power surge issue.

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Tom White reported weekly monitoring, pumphouse checks.

PRESIDENTS REPORT

President Chris Hohe reported that he put the Knox Box up – toggled it in and was placed by the entrance door at the clubhouse. Chris also marked all the doors at the CB and PH. The keys were placed inside by the Fire Dept.

Steve South while picking up around the park and went back by the woods and found a little camp-site set up there. Steve notified Chris who in turn notified the Sheriff's Dept., who will look into this.

Chris attended the recent Fire Protection meeting. The Fire Protection District is slowly moving through the chain and may be dissolved in about a year. On a positive note, the surveys did pay off. After the meeting, it was mentioned that Westmont ~~purchased~~ *leased* a new ladder truck at a cost of \$1.3 million. The Fire Dept. gets a new truck every 7-8 years.

Chris reported monitoring the subdivision, pumphouse and community bldg. checks and also spent a lot of time at the PH when the pressure tank was out of balance. A resident on Washington called about the CCR report and was concerned that we had 3 violations. Chris explained to her that she read the report incorrectly.

The poles by the fire hydrant close to the park are bent. Dan from Buttrey was asked if the fellows take the machine out and want something to do, if they wouldn't mind straightening up the poles. It's hard to open up the fire hydrant.

We have two guest parking signs that Janice took from her office - one was placed by the park, the other will most likely be placed by the CB. The price for both signs is \$37.90 which originally we were told were at n/c. After a short discussion Joe Bristow made a motion to reimbursement the townhome association that Janice has gotten them from, Tom White seconded the motion, all were in favor.

Movie night at the park is Friday, July 28th at 9:00 or 9:30. Tom volunteered to bring his popcorn machine, Tiffany Binks has also volunteered. The projector will need to be checked out and we would need a white painter's cloth.

OTHER BUSINESS

A resident mentioned brought up the protruding fence at 4001 N. Grant Street. It is not within the legal boundaries with having a corner lot, plus it impedes seeing on-coming traffic on 40th heading Westbound. Paul Haas, from DuPage Building and Zoning has been diligently looking into it. Also the house on the NW side of 40th & Grant has recently been put on the market. Next bunco date is Tuesday, July 11th 7:00 p.m.

The meeting was adjourned at 8:24 p.m. on motion by Jeff Kwasny seconded by Tom White.

Respectfully Submitted,



Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNERS ASSOCIATION