

**LIBERTY PARK HOMEOWNERS ASSOCIATION**  
**REGULAR MEETING**  
**September 7, 2017**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, September 7, 2017 at 7:07 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 were no corrections to the August minutes.

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

**TREASURERS REPORT**

Nancy Tannahill reported that checks written for the month of August included the Bulletin, Print and Postage of \$167.24; Garage/Yard sale expenses of \$29.67; Property of \$500.00; Maintenance of System Labs & Chemicals of \$36.00; Maintenance – Other of \$150.00; Payroll of \$2,181.62; Payroll Expenses of \$191.96; Reimbursement of Officers and Directors of \$203.92; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$19.64; Office Supplies of \$4.19; AT&T of \$205.82; Com Ed of \$529.85 and \$290.18; ; Groot of \$57.50; Metro PCS of \$60.00; Nicor of 24.88 and \$24.88 and a bank error of 20 cents.

The beginning balance is \$7,418.38 – ending balance is \$13,091.91. Check numbers 2758 to 2786 were written and approved by Janice Collins, seconded by Jeff Kwasny.

Nancy was informed by the Pekin Auditors that there was a problem with Under Cutters Certificate of Liability. They do not have Workman's Comp. insurance which may impact our audit. Going forward when LPHOA hires a contractor to do work in the subdivision, we must make sure they have the proper insurance coverage before work is performed.

Nancy received an e-mail from DG Sanitary District's information coordinator. The District has a major upcoming construction project that will impact Liberty Park residents. This construction will consist of the replacement of the Sanitary District's existing pumping station located at the NE corner of 41<sup>st</sup> and Adams. The project pre-construction meeting is Sept. 11<sup>th</sup> – the coordinator will send more information as it becomes available.

Nancy brought up that we are running low on checks. We average approx. 35 checks a month, and have enough for the next couple of months. Nancy checked several companies and received pricing. Checks usually last 15-16 months.

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

The price for 504 checks through Checks in the Mail was approx. \$208.14; Checks Unlimited price was approx. \$197.06 - less than Checks in the Mail. Nancy called Deluxe, who we currently use. They went up 7% last year and now 10% this year - \$235.99. All three would include checks with security, logo and deposit slips. The best deal is with Checks Unlimited and this price does not include taxes or shipping charges. Discussion about not to include the LPHOA logo would save some money. Janice made a motion not to have the logo on the checks and to go with Checks Unlimited. Joe Bristow seconded the motion. The vote was as follows; Janice, yes; Joe, yes; Jeff, yes; Tom, yes, Dottie, yes, Nancy, yes and Chris yes.

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

Dottie Lipe reported that for the month of August the Community Building was used for a homeowner's meeting, a birthday party and a Bunco party. Dottie did Community Building and Pumphouse checks. Monitored the subdivision and found the hydrant-leaking at Washington and 41<sup>st</sup>. Dottie sent out three welcome letters to 3810 and 3910 Liberty and 3816 N. Park Street.

### **SECRETARY'S REPORT**

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Janice typed and e-mailed three information letters to Acct. #029, #107 and #186. There are several homes in the subdivision with for sale signs on their front lawn and have reached out to all of them letting them know that they should contact the Secretary once there is a signed contract and closing date. After this information is received, then an information letter can be prepared and sent to the attorney.

We had a small group of residents sign up for the garage/yard sale on August 4 & 5. The garage yard sale signs were placed in and around the subdivision and then picked up after the sale. Two signs that were placed on the corner of Cass & Odgen by Gus' went missing.

I was present to set up and clean up for the August 25<sup>th</sup> movies in the park. Was a smaller turnout than the month before.

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

Steve South reported that for the month of August Well #3 was in service with a pumpage of 2,484,000 gallons and a run time of 261.7 hours. Pumpage for August in 2016 was 2,378,000 gallons.

Total pumpage for 2017 is 17,834,000 gallons compared to 18,093,000 gallons in 2016.

Monthly Bac-T, Ecoli and fluoride in-field samples were in on time and back satisfactory. Samples for Nitrates and THM were in and received satisfactory. Lead and copper samples are going to the lab next week.

A main break occurred on August 20<sup>th</sup> at 4111 Washington – valves will not shut that block down.

Prairie State has checked valves measured for well leak. Hawkins repaired the chlorine vacuum feed and is mailing Steve the PM kit.

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

Ed Collins reported doing neighborhood monitoring, pumphouse checks and readings and Community building checks. He was present at the August 20<sup>th</sup> main break.

## **DIRECTORS REPORTS**

Joe Bristow reported pumphouse checks, weekly monitoring and B-Box checks. Joe also checked the B-Box on Washington Street – Uno dug it up.

Jeff Kwasny reported pumphouse checks and weekly monitoring. Was present at the water main break at 4111 Washington and the b-box is finally taken care of at 3817 Liberty.

Tom White reported weekly monitoring and pumphouse checks.

Gordon Molitor reported neighborhood monitoring, pumphouse checks and participated in movies in the park.

## **PRESIDENTS REPORT**

President Chris Hohe reported that our second event for "movies in the park" was a nice turn out. 16 people who showed up. We will be showing Finding Dory on Friday, September 22<sup>nd</sup>, which will be our last movie night for the year.

Chris was present for the water main break at 4111 N. Washington Street.

Chris received a phone call from Jim Bresnahan, regarding the fire alarm on the Community Building and wanted to know how far along we are. We need to get an alarm and fire alarm panel. Jim originally gave us a few years to get this done, but now he indicated that he would like us to get this taken care of sooner than later. Community is reasonable and Jim highly recommends this company. We will have to re-visit the previous bids. There are bids at the PH already. Bids were between \$5000 - \$7,000. Chris asked the Secretary to find out if the bids are still current and if the pricing has changed. This will be tabled until the October meeting.

Nominations are coming up. Tiffany Binks agreed to be the Nominations Chairman again this year. Pertinent information will be given to Tiffany by the Secretary. Tiffany will be contacting eligible LPHOA members to ask if they are interested in running for the office of Vice President, Treasurer or Senior Director. Elections will take place at the November meeting.

Chris brought up having pumpkin painting again this year. The date of Saturday, October 28<sup>t</sup> was selected. A limit of \$100.00 was set for this event. In the past, we had two groups; 12:00 noon – 1:30, then the next group was from 1:30 – 3:00. Chris will see if he can get the fire truck to come out again.

Hydrant flushing is scheduled for Friday, September 29<sup>th</sup> beginning at 8:45. The rain date is October 6<sup>th</sup>.

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

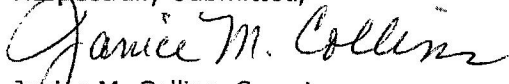
## **OTHER BUSINESS**

Jeff brought up that the Board really needs to focus on replacing the valves across the street. In discussing this, it was mentioned that we may need to put this off until next year. We have had several main breaks and some digs and Uno has not yet sent the invoices over for the work that was done. The average main break is approx. \$5,000. Uno waits to send bills, plus the Treasurer has a difficult time matching up bills to the completed work. Nancy will reach out to Uno to see if they can send over bills on a timely basis. Once these bills are received, there may not be enough money to pay all of Uno's bills and may have to pull from the Building and Improvement account.

Dottie mentioned that her neighbor, Juanita is in the process of having trees in her backyard dug out and wanted to know if the Association was interested in taking these trees to replant around the park. This was discussed but nothing was decided.

The meeting was adjourned at 8:03 p.m. on motion by Jeff Kwasny seconded by Ed Collins.

Respectfully Submitted,



Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNERS ASSOCIATION