

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
November 2, 2017

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, November 2, 2017 at 7:15 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 absent.

Employees: Steve South and Ed Collins were present.

There were no corrections to the October minutes.

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

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of October included the Bulletin, Print and Postage of \$176.96; Maintenance of Property of \$500.00; Maintenance of System Labs & Chemicals of \$943.30; Maintenance – Other of \$10,785.00; Misc. Expense of \$283.32; Payroll of \$1,985.01; Payroll Expenses of \$174.67; Reimbursement of Officers and Directors of \$196.90; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$19.40; Office Supplies of \$130.92; AT&T of \$220.68; Com Ed of \$231.46 and \$394.97; DG Sanitary Dist. of \$74.70; Groot of \$28.75; Metro PCS of \$60.00; Nicor of 24.98 and \$25.00.

The beginning balance is \$10,713.35 – ending balance is \$12,546.40. Check numbers 2816 to 2851 were written and approved by Janice Collins, seconded by Joe Bristow.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of October the Community Building was used for a homeowner's meeting, two birthday parties, a Bunco party and a pumpkin painting party. One homeowner borrowed chairs. Dottie did Community Building, Pumphouse check and monitored the subdivision. Dottie sent out one welcome letter to 3808 N. Liberty.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Typed and e-mailed an information letter to account #253. Janice made up the ballots for this election and was available for the pumpkin painting event last Saturday. Janice typed up the contract for the 2nd Water Superintendent as well as updating the election form and main break for Chris Hohe.

Janice called the phone company to get a reduction in the CB and PH bill. After deliberation the final amount is now \$79.00 down from \$255.34 a month. This will take a few months to get into the system. This is for one year.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of October Well #2 was in service with a pumpage of 2,776,000 gallons and a run time of 198.1 hours. Pumpage for October in 2016 was 2,026,000 gallons.

Total pumpage for 2017 is 23,154,000 gallons compared to 22,385,000 gallons in 2016.

Monthly Bac-T, Ecoli and fluoride in-field samples were in on time and back satisfactory. Steve did pumphouse checks and readings, neighborhood monitoring, took monthly samples and shut-off 3929 Park.

On October 16th we had main breaks at 3801 Williams and 3806 Washington. On October 25th there was a main break at 204 Ogden (ease side of Sherwin Williams) and 3901 Williams in the street. Uno repaired all. The total main breaks for this year is 12 now.

Well #3 has a broken check valve and needs to be replaced. Prairie State and Waterworks have submitted bids. The main valve at 40th and Williams is stuck in the closed position and will need to be replaced. 3929 N. Park had a break in the service line to the house, flooded in the front yard and neighbor. Julie locates are now coming via e-mail and working fine.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported doing neighborhood monitoring, pumphouse checks and readings and Community building checks. Ed was also present for 3 out of the 4 water main breaks.

DIRECTORS REPORTS

Joe Bristow reported pumphouse checks, weekly monitoring and was at a few water main breaks.

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Tom White reported weekly monitoring and pumphouse checks. Tom was also at two of the main breaks.

PRESIDENTS REPORT

President Chris Hohe reported being available at all of the recent water main breaks. He cancelled the lawn maintenance on the 19th with J&E Landscaping since the grass doesn't need to be cut any longer. He also reviewed the typed up contract for the 2nd Assistant Water Superintendent.

On Saturday, October 28th, we had pumpkin painting which was a success again. 25 residents showed up. We had two sessions, most of the residents were there for the first one. We will discuss possibly having one session in 2018. The pumpkins were donated by the Hohe family and the fire truck and ambulance showed up for the children as Chief Weiss had guaranteed.

PRESIDENTS REPORT (Cont'd.)

The main break at 39th and Williams as reported by Steve South was a bit of a surprise because Chris was informed that we needed a permit. Since Uno took care of the break, they had a permit. Troy the Engineer informed Chris that we needed so many inches of binder and topping on the roadway. Ed Collins received a bid of \$3,000 for black topping that area, which is 18 x 12. Chris received a bid from \$2,595 from Shamblin Sealcoating and will provide their COI.

Snow bids were asked to be submitted and the only one received was the one from J&E. They kept the price the same as in the past, which is \$70.00 for 2 inches or more and \$110.00 for 6 inches or more. This would cover the three areas of plowing. Tom White made a motion to go ahead with signing the proposal from J&E. The vote around the room was as follows, Nancy, yes; Dottie, yes; Tom, yes; Jeff, yes; Joe, yes; Janice, yes and Chris yes.

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

OTHER BUSINESS

As mentioned at the October meeting, Downers Grove Township will be re-doing the water mains on Williams next spring. Liberty Park has an inter-connection, which will consist of two valves, pipe and a meter at approx. \$10,000. Our original contract with them was from 1976.

Jackie Bartasis, former Board President of Liberty Park was in attendance and indicated that a signed contract is a binding contract even if it is years old. Regardless if there are new officials in office, they cannot just make up a new contract. The present Board has the original contract in the safe and will stand firm with the original contract even if the officials make up a new contract.


A resident from the 4000 block of Liberty was in attendance and asked about the poor street lighting in the subdivision. This is the responsibility of DuPage County and that all issues and concerns must go through them.

The November meeting is the Annual meeting. Chris asked three members in attendance to be in charge of the election. Jackie Bartasis, Karyl Royster and MaryJo White volunteered. There are three positions open for election this year besides Tom White's positions since he was appointed to the Board. There is one person running for each office except for the Vice President's position. Tiffany Binks and incumbent Dottie Lipe. Nancy Tannahill is running for Treasurer and Jeff Kwasny for Senior Director. The election box was inspected and ballots were passed out to the 21 residents in attendance. After Homeowner's placed their vote by secret ballot in the ballot box, the three volunteers counted the ballots and the votes were given to Chris, the Board President. Dottie Lipe had the most amount of votes and will retain her position. All other positions were un-opposed.

The LPHOA Secretary cast a unanimous vote that the following eligible members have been elected to office: Dottie Lipe, VP, Nancy Tannahill, Treasurer, Jeff Kwasny, Sr. Director and Tom White Director

The meeting was adjourned at 8:23 p.m. on motion by Dottie Lipe seconded by Joe Bristow.

Respectfully Submitted,


Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION