

**LIBERTY PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 1, 2018**

The Board of Directors meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, February 1, 2018 at 7:03 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. Jeff Kwasny was absent.

Sergeant at Arms: Gordon Molitor was present.

Employees: Ed Collins was present.
Steve South was absent.

There were no corrections to the January minutes.

The minutes of the Board meeting were accepted as written on motion by Nancy Tannahill, seconded by Jeff Kwasny.

DELINQUENTS:

Nancy Tannahill reported that for the month of January there were a total of 13 delinquent accounts between the \$75.01 to \$157.49 range for a total of \$1,150.18. In the \$157.50 and over range, there are 14 delinquent accounts for a total of \$2,566.69. There is one delinquent commercial account for \$85.00 and 3 shut-offs in the amount of \$233.25.

TREASURERS REPORT:

Nancy Tannahill reported that the Bank Financial Security Deposit account total is \$4,651.82. The Building and Improvement account is \$72,054.80. Total savings is \$76,706.62.


The checking account balance is \$25,413.15. Our net worth including the checking and savings accounts shows our total assets to be \$102,119.77.

The beginning balance is \$1,457.58 – ending balance is \$25,413.15. Check numbers 2913 to 2946 were written and approved by Janice Collins, seconded by Joe Bristow.

Delinquent letters will be sent out on Feb. 16th, Feb. 24th will be the b-box inspections and March 3 is the shut-off date.

The meeting was adjourned on motion made by Janice Collins, seconded by Nancy Tannahill.

Respectfully submitted,


Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of January the Community Building was used for a homeowner's meeting, a bunco party and a Sweet 16 Birthday party. Dottie monitored the subdivision, Community Bldg and pumphouse checks. No welcome letters were sent out.

Dottie pointed out that the January bulletin President's Message was incorrect. Chris is well aware of it and will make the correction in the February bulletin.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Janice called the Sheriff's Dept. regarding all the vehicles parked overnight on the street in front of 4020 Washington. Janice also sent a garbage letter to 4028 Washington for a sofa sitting out all week.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported in Steve South's absence that for the month of January Well #2 was in service with a pumpage of 2,169,000 gallons and a run time of 167.5 hours. Pumpage for January of 2017 was 2,111,000 gallons.

Total pumpage for the year is 2,111,000 gallons.

Bac-T, Ecoli and fluoride in-field samples were in on time and back satisfactory. Samples for Well #3 install were delivered, all 3 were clear.

Steve did pumphouse checks and readings, monthly samples, neighborhood monitoring and sat in on the well replacement.

Buttrey did the preventative maintenance on the generator and replaced the cracked belt.

Well #3 install finished on January 18th by Prairie State, EPA samples sent to the lab and all clear was given on January 24th. Well #3 is on line for the month of February.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported neighborhood monitoring, pumphouse checks and readings and Community building checks. Ed also was present when Well #3 was going in.

DIRECTORS REPORTS

Joe Bristow reported pumphouse checks, weekly monitoring and rwas present when Well #3 was going in.

Jeff Kwasny reported pumphouse checks and weekly monitoring. Jeff dug up the B-Box at 3810 Liberty.

Tom White reported weekly monitoring and pumphouse checks.

Gordon Molitor reported doing pumphouse checks and monitored the neighborhood.

PRESIDENTS REPORT

President Chris Hohe reported being available for the Hawkins delivery of chemicals on January 4, 2018. As Steve indicated on his report, Buttrey brought the generator back and had to replace two belts. The generator does have a small oil leak in the crank case seal, but it's not detrimental at this time. We will monitor the leak.

Chris was also present when Well #3 was pulled out. All bids were on a 3 inch pipe, but after further investigation, after pulling it out, it is actually a 4 inch pipe. Prairie State had to come back on the 18th to replace the 4 inch pipe. Goes down 244 feet, they flushed it out for an hour after they got it running. It is back in service.

Steve and Chris cleaned out the garage and threw out a lot of un-used items. Chris received a phone call from a resident who wants to use the Community Bldg. This information was given to Dottie.

The fire alarm bids were given to all Board members for review. Ed called each of the 3 companies, HRSS & Affiliated did not include the garage. Their price for the CB and PH was roughly \$16,000; Customized Protection Services, met with Ed personally. The ditch fee is \$1,750 going from the PH to the garage. This company was recommended by the Village of Westmont. They know the permit systems. The electrical panel would need to be upgraded from fuses to a circuit breaker, which was not included in their bid. Ed will call Customized for a revised quote.

The third bid was from Affiliated Customer Service in Downers Grove for \$8,800.00 for both buildings and their bid did not include the garage either. The Board was in agreement that Customized bid seemed reasonable and fair and would likely be the company selected to do the work. This will be tabled until the March meeting after the revised quote is reviewed by the Board.

Chris received a phone call from Liquid Vision. We had considered them for doing the tanks. Their bid was \$3,175.00. The tanks will be done in the spring when the valves are replaced.

Chris contacted the Sheriff's Dept. several times regarding the amount of vehicles parking at 4020 Washington, plus vehicles are parking overnight in the street. After the Sheriff paid a visit to this residence, Chris was told that there are too many vehicles at this home. A vehicle parked in the street overnight was ticketed.

OTHER BUSINESS

The Secretary typed up the revised fees list as well as the Rules and Regulations. The Board went over additions and changes to both. The Secretary will re-type both with the changes.

Nancy brought up the Association's money issue, and would like to discuss the replacement of the valves. We've talked about the valves in need of replacement for years now, but the cost would be approx. \$22,000. At this time, this is not reasonable to do given the fact that we are low on funds.

The list of items that need to be done are as follows along with approximate costs:

Inter-connection - \$10,000

Fire alarm system - \$10,150

Tanks - \$5,000

Valves - \$4,700

Valves at 4111 Washington between \$1,500 - \$1,800

The Treasurer stated that there is no possible way to do this. If something happens to the tanks, it would be extremely costly and we would have to take out a loan.

The pump went down, so that was an unexpected cost. All of the 15 main breaks last year was a surprise. We never budgeted for this expense.

Also, when the Board approved the replacement of the valves, we had money. Now with all the main breaks, we have depleted our reserves. Nancy would like to put the valves on the back burner for now.

OTHER BUSINESS (Cont'd.)

Chris explained the reason for replacing the valves: The tanks need to be cleaned. They are plugged from the inside. In order to take the valves out, plug the inlet and outlet from each tank - 2 valves on each tank. Uno will dig while the tank is being cleaned. This is being coordinated with both companies. If the tanks fail, the EPA will not let us repair them, but they will need to be replaced.

The Treasurer reported that we bring in approx. \$26,550 for residential - \$1,568.85 for commercial per quarter - a grand total of \$28,118.85 for both every quarter. In January, our monthly expenses were \$10,590.64.

Joe Bristow suggested we do a special assessment or raise the assessment. Chris Hohe said that our quarterly assessments are less than other associations that pay monthly. We are well below the other associations in the general area. This will have to be re-visit a possibly increase later on this year.

Tiffany Binks wanted to know if there was any other ways to bring in more money. She also wanted to know what is paid out after the assessments are collected. The Treasurer answered this in detail. Tiffany suggested cutting out some expenses like the phone in the Community Bldg. That is not possible since the building is used for events and we need a phone in case of an emergency.

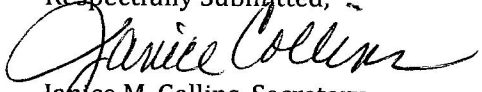
Janice Collins suggested giving H/O's fines for not following rules. The Board discussed possibly fining residents who park on their grass in front of their house, having toys strewn all over the front yard, a trailer and other crap in their front yard, etc. Chris mentioned the amount of vehicles parking on the front lawn at 4020 Washington. There are ruts in the front lawn. The same house on the 4000 block of Park parks on the front lawn as well with major ruts. There was talk about giving fines for non-compliance is something that the Board will have to research and possibly implement in the near future.

Nancy suggested that instead of sending a warning letter, just fine the homeowner. Any vehicles not parking on a paved surface will be subject to a fine. Chris brought up that several whose grass is over 6 inches tall. Most towns have an ordinance that grass over so many inches would get a fine. There are some things we can do. It's time to get down and nasty. We will have to develop the verbage and the Board can review it in the next few months. Janice will be able to pull Rules and Regulations from other Associations and have them for review at the March meeting.

The lift station on 41st and Grant is diligently being worked on. This will take several months.

The meeting was adjourned at 8:45 p.m. on motion by Tom White seconded by Jeff Kwasny.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION