

**LIBERTY PARK HOMEOWNERS ASSOCIATION  
REGULAR MEETING  
March 1, 2018**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, March 1, 2018 at 7:22 p.m.

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

Sergeant at Arms: Gordon Molitor was present.

Employees: Steve South and Ed Collins were present.

There were no corrections to the February minutes.

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

**TREASURERS REPORT**

Nancy Tannahill reported that checks written for the month of February included the Bulletin, Print and Postage of \$183.33; Santa's Workshop of \$72.11; Gifts of \$98.20; Bldg. & Improvement of \$125.00; Maintenance of Property of \$490.00; Maint of System Labs & Chemicals of \$50.00; Maintenance - Other of \$219.40; Payroll of \$2,644.29; Payroll Expenses of \$232.72; Reimbursement of Officers and Directors of \$370.09; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$17.64; Office Supplies of \$48.69; Tax Preparation of \$975.00; AT&T of \$223.66; Com Ed of \$542.64 and \$252.00; Groot of \$31.63; Metro PCS of \$30.00 and Nicor of \$113.99 and \$144.80.

The beginning balance is \$25,413.15 - ending balance is \$28,551.29. Check numbers 2947 to 2977 were written and approved by Janice Collins, seconded by Joe Bristow.

**VICE PRESIDENT'S REPORT**

Dottie Lipe reported that for the month of February the Community Building was used for a homeowner's meeting, a baby christening party and a birthday party. Dottie monitored the subdivision, Community Bldg and pumphouse checks. Also monitored for Janice while she was out of town.

Dottie called the resident from first addition who wanted to use the CB for March 3<sup>rd</sup>, a message was left, she did not respond.

During the last snow storm, water backed up on the roof of the Community Bldg due to ice. On February 10<sup>th</sup>, a slow leak developed in the Community Bldg. while a party was going on. That was the week-end we had back to back parties.

On Tuesday, February 20<sup>th</sup>, found water on the floor of small pumphouse and called Chris.

### **VICE PRESIDENT'S REPORT (Cont'd.)**

Two welcome letters were sent to 4022 N. Liberty and 3815 N. Williams.

Scott Gatz, son of Joyce Gatz of 3910 Washington has passed away on February 24<sup>th</sup>.

### **SECRETARY'S REPORT**

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Typed up two information letters for account #169 and #093. Sent a garbage letter on March 1<sup>st</sup> to 4101 N. Washington for the two trash containers that were sitting out in the street for 4 days. I delivered the newsletters on Adams and Grant. Janice re-typed the 2018 LPHOA fees with the changes. She also called AT&T on February 23<sup>rd</sup> regarding the high phone bill. Spoke with Tracy from 12:50-1:10 discussing the bill.

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

Ed Collins reported in Steve South's absence that for the month of February Well #3 was in service with a pumpage of 2,026,000 gallons and a run time of 121.7 hours. Pumpage for January of 2017 was 1,744,000 gallons.

Total pumpage for the year is 4,195,000 gallons as compared to 3,855,000 gallons for the same period in 2017.

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

Steve did pumphouse checks and readings, monthly samples and neighborhood monitoring. Steve also did eight locates. Was available when ComEd came out for pole replacement at 41<sup>st</sup> and Washington Street.

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

Ed Collins reported neighborhood monitoring, pumphouse checks and readings and Community building checks. Ed also delivered the newsletters on Grant and Adams. Ed was asked last month to get a revised quote from Customized Protection Services on the electrical upgrade at the Community Bldg. from 60 amp to 100 amp. The cost would be \$750.00. Total cost of the job would be \$10,900.

### **DIRECTORS REPORTS**

Jeff Kwasny reported pumphouse checks and weekly monitoring. Jeff also did 7 B-box inspections.

## **DIRECTORS REPORTS (Cont'd.)**

Joe Bristow reported pumphouse checks, weekly monitoring and delivered the bulletins on Washington Street.

Gordon Molitor reported doing pumphouse checks and monitored the neighborhood.

## **PRESIDENTS REPORT**

President Chris Hohe reported doing weekly monitoring, pumphouse and community bldg. checks. Chris also went to see former President Jackie Bartasis regarding questions that came up after reviewing the fees list. Jackie was asked about "the membership" and what that entails. First addition resident can vote on civic activities only but nothing to do with the water/assessments. Chris also went to Westmont Liquors looking for Mike twice, wanting to know many apartments are actually there. There are 14 mailboxes, but only 7 apartments. Jackie was asked where the total of units came from and she said that she asked the post office how many mailings were at that bldg. that's where the 10 came in. The fees list will be revised to state "2 commercials and apartments" may be the best wording. A vote around the Board was as follows; Nancy, yes; Dottie, yes; Jeff, yes; Joe, yes; Janice yes and Chris yes. A motion was made by Nancy seconded by Jeff to change the fees list to reflect the wording above.

A question on the fees list, minimum estimated reinstatement fee for good standing. Jackie and Adele said it pertains to 4003 Washington, the house is gone but the service is still there. They cannot use that service as it's galvanized pipes - so if that service was to re-connect that's what the fee would be for. Should be "re-connect not reinstatement fee". The anit-siphon valve will remain at \$5.00 and not be increased.

Chris delivered the bulletins for February as well as March with his son Nick's help. Janice suggested that we pay Nick the monthly rate for delivering the newsletters. This was put up for discussion, but no final decision was made. Chris also asked Jackie if we could do away with delivering the bulletin - that still needs to be done monthly. There was discussion of possibly doing a one page bulletin, back to back. The printing company can print two pages or four pages. The Board is looking at ways to cut costs. Nancy mentioned that the Oakwood subdivision by the Jr. High and High School does a quarterly newsletter and we might consider doing a newsletter quarterly. Discussion was that there are monthly things going on and quarterly newsletters would not be in the resident's best interest.

## **OTHER BUSINESS**

Mark Thoman, Supervisor who took Frank Wurster's place was in attendance and spoke about mosquitos, trees and the budget.

Mr. Thoman reported that the county bought several houses in the neighborhood and torn them down to help with the flooding issues. We are getting over the hump on removing the ash trees and had several thousand of them in unincorporated areas in the township. If there are trees in the easement that look diseased and need to be taken down, call the office. We rely on the residents to inform the Township on these things. The Township signed another contract this year with Clark. Last year Clark did 3 sprays. This year they are only spraying when necessary. Clark

**OTHER BUSINESS (Cont'd.)**

sprays in the middle of the night. Clark will also use the natular tablets again. We did the entire township last year and thought it was helpful. We are going to do the entire township again this year. You can now buy these tabs at your local hardware store for your own natular tablets. This tablet is designed to kill mosquitos before they hatch and grow. These tablets are place in your low lying areas where water accumulates, 150 day tabs. The township will hit as many of the catch basins, drains and culverts as they can.

There is no increase in the general fund budget for this year, between our department, senior services, human services, general assistance and administration. The Highway Dept had a 2% increase as items go up every year.

Board member, Jeff Kwasny asked if there is any way that the Township or Westmont itself can get ahead of the flooding issue and get the pumps running instead of waiting for the retention ponds to fill up and then bring the pumps out. The worst is on the Adams Street dead end. Mr. Thoman will pass it on to Andy.

President, Chris Hohe, asked about easement parking down by the park. Since we maintain the easement, we are having an issue with employees of Zazzo's pizza parking there. We have limited parking for when the Community Building is in use. Mr. Thoman stated that they can put up official signs. He will talk to Andy Anderson about possibly putting 2-3 signs by the park.

Janice Collins asked about if the branches are falling into the street and the tree is on the easement, would the township come out to trim them back since it could possibly be a danger to vehicles and residents walking in the street. Mr. Thoman said to call the office to be placed on the list. The township has the money to do one subdivision a year and Liberty Park is not on the list for this year. Mr. Thoman left his business cards.

Chris revisited the fire alarm bids. At the last meeting, the Board was in agreement that Customized Protection Services was the company selected to do the work depending on how much the revised quote was to include the electrical panel at the Community Bldg. The total bid was now \$10,900, which was much less than the other two proposals submitted. This is for the fire alarm system at 4100 and 4101 Washington. A vote around the room was as follows: Nancy voted for Customized, Dottie, Customized; Jeff, Customized, Joe wants Customized, Janice voted for Customized and Chris agreed on hiring Customized. Chris will sign the proposal and reach out to them to get started.

Dottie mentioned that the Easter Egg Hunt is coming up and she needs volunteers to color the eggs. Dottie will boil the 25 dozen eggs. Janice/Ed volunteered to color 4 dozen, Dottie, Nancy, Jeff and Chris volunteered to color Easter eggs. We will also have the plastic eggs to hide for the kids.

The meeting was adjourned at 8:35 p.m. on motion by Dottie Lipe seconded by Nancy Tanahill.

Respectfully Submitted,  
  
Janice M. Collins, Secretary  
LIBERTY PARK HOMEOWNERS ASSOCIATION