

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
July 5, 2018

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, July 5, 2018 at 7:08 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 present.

Employee: Steve South and Ed Collins were present.

There were no corrections to the June minutes. The minutes of the Board meeting were accepted as presented on motion of Tom White, seconded by Dottie Lipe.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of June included Building and Improvements in the amount of \$306.74; Bulletin, Print and Postage of \$912.48; Maintenance of Property of \$925; Maint of System Labs & Chemicals of \$1,279.14; Maint. System – Other of \$36.55; Membership Dues of \$293.02; a Misc. expense of \$10.00; Payroll of \$1,967.12; Payroll Expenses of \$172.67; Reimbursement of Officers and Directors of \$154.79; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$14.94; Office Supplies of \$25.66; AT&T of \$238.46; Com Ed of \$386.76 and \$313.80; Groot of \$33.69; and Nicor of \$33.10 and \$30.96.

The beginning balance is \$15,502.47 – ending balance is \$8,256.22. Check numbers 3068 to 3102 were written and approved by Janice Collins, seconded by Dottie Lipe.

Nancy completed the Pekin audit which will be e-mailed tomorrow. We are also due for another audit. Nancy tried contacting Juanita, but her house recently sold and she may not be available. It is possible we may be looking to replace her. Nancy also prepared three information letters.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of June the Community Building was used for a homeowner's meeting and a graduation party. Dottie monitored the subdivision, Community Bldg and pumphouse checks. Also monitored for Janice when she was out of town. Welcome letters were sent out to: 3803 4007 Liberty; 3918 and 4004 Park Street; 4016 and 4032 Washington and 4017 Williams.

On Saturday, June 30, Dottie found the Community Bldg. door not closed completely leaving the bldg. unsecured.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Sent one garbage letter and four water violation letters. There is one resident who signed up for the garage and yard sale which is planned for August 3 and 4.

SECRETARY'S REPORT (Cont'd.)

I called AT&T and cancelled the landlines, but since we have a one year contract which ends on October of 2018, we will be charged an early termination fee which is approx. \$120.00 (\$15.00 x 2 lines x 4 remaining months).

ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of June Well #2 was in service with a pumpage of 2,095,000 gallons and a run time of 168.1 hours. Pumpage for June of 2017 was 2,468,000 gallons.

Total pumpage for the year is 12,629,000 gallons as compared to 12,852,000 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, weekly monitoring, monthly samples. When Steve was at the PH he noticed a leak in the pipe. It was a very slow leak and a clamp was put on it. Prairie State will be out this week to replace it.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported doing neighborhood monitoring, pumphouse checks and readings and Community building checks. Picked up trash around the park.

DIRECTORS REPORTS

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Joe Bristow reported pumphouse checks and weekly monitoring. Also read the commercial water meters.

Tom White reported daily pumphouse checks and monitored around the subdivision.

Gordon Molitor reported doing pumphouse checks and monitored the neighborhood.

PRESIDENTS REPORT

President Chris Hohe reported doing weekly monitoring, pumphouse and community bldg. checks. Worked on the next bulletin.

Chris brought up having movies in the park again this year. A vote around the Board was a unanimous yes.

Chris went around the subdivision to check the landscaping repair that was done. All except one was completed.

PRESIDENTS REPORT (Cont'd.)

Two separate incidents where Homeowner's on Park Street called because they thought there was a main break. There was lots of standing water in front. Both were their own sump pumps.

The annual garage/yard sale will be August 3 and 4, the same as the Village of Westmont. No signs will be placed on Ogden and Cass since we lost two of them last year.

OTHER BUSINESS:

The new Homeowners from the 4000 block of Liberty were in attendance. They just wants to see what the monthly meeting entailed and to find out about the subdivision.

A resident that resides on the 3900 block of Washington Street has been parking their vehicle on the front lawn. Chris put a blurb in the latest bulletin about keeping your yard cleaned up – think of your neighbor.

The annual report was returned because of using a blue pen instead of black ink.

The house on the NW corner on the 4000 block of Washington sheared off the cap of the b-box and busted the bold inside on the threads. Chris found one that spreads and it's holding for now.

Since there was no other business to discuss, the meeting was adjourned at 7:44 p.m. on motion by Janice Collins seconded by Joe Bristow.

Respectfully Submitted,

Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION