

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
June 7, 2018

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, June 7, 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 absent.

There were no corrections to the May minutes. The minutes of the Board meeting were accepted as presented on motion of Tom White, seconded by Jeff Kwasny.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of May included Building and Improvements in the amount of \$10,900.00; Bulletin, Print and Postage of \$217.24; Computer & Internet of \$355.94; Maint of System Labs & Chemicals of \$40.00; Maint. System – Other of \$1,958.27; a Misc. expense of \$20.51; Payroll of \$1,784.93; Payroll Expenses of \$156.17; Reimbursement of Officers and Directors of \$219.92; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$14.20; AT&T of \$223.51; Com Ed of \$349.68 and \$262.31; Groot of \$31.63; Metro PCS of \$60.00 and Nicor of \$112.94 and \$124.05.

The beginning balance is \$23,698.50 – ending balance is \$15,502.47. Check numbers 3033 to 3067 were written and approved by Janice Collins, seconded by Dottie Lipe.

Nancy reported receiving the installation charge from Norcomm of \$299.00, who installed the fire alarm box. This is a wireless internet, we do not need a landline any longer. There is a one-time fee for installation. A motion was made by Joe Bristow to pay the Norcom installation charge, Dottie Lipe seconded the motion. Motion carried.

The Illinois Rural Water Association membership of \$298.02 was received. Dottie Lipe made a motion to pay the membership, Janice Collins seconded it. All were in favor, no one opposed. The Pekin Insurance Commercial Liability policy is \$2,655; Workers Comp. is \$1,523, which is up \$247 from last year and the Commercial Umbrella is \$556.00 - all due on June 27th. Total of all policies is \$4,734.00. A motion was made by Tom White to pay the Insurance policies, Joe Bristow seconded the motion. Motion carried.

Nancy sent out seven information letters and a thank you letter was received from the Gatz family.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of May the Community Building was used for a homeowner's meeting, a bridal shower, a family gathering and two birthday parties. One homeowner borrowed chairs. Dottie monitored the subdivision, Community Bldg and pumphouse checks. Welcome letters were sent out to: 3803 and 4007 Liberty; 4001 Williams and 4004 Park Street.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Monitored for Dottie while out of town. Sent one garbage letter and four water violation letters. Janice also filled out the information for the Secretary of State Annual Report and gave that to the LPHOA President to sign and mail.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Janice Collins reported in Steve South's absence that for the month of May Well #2 & 3 was in service with a pumpage of 2,273,000 gallons and a run time of 166.4 hours. Pumpage for May of 2017 was 1,975,000 gallons.

Total pumpage for the year is 10,534,000 gallons as compared to 9,930,000 gallons for the same period in 2017.

Bac-T and Fluoride in-field samples were in on time and back satisfactory. Main breaks at 3820 N. Liberty on May 10th and 205-41 Street on May 15th. Both were repaired by UNO without issues.

Steve did pumphouse checks and readings, weekly monitoring, monthly samples, main breaks and verified the wells ran okay after the electrical work on the fire alarms. Well #3 was put in service during the electrical work at the Community Bldg. and left on the rest of May.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Tom White reported in Ed Collins' absence that he did neighborhood monitoring, pumphouse checks and readings and Community building checks.

DIRECTORS REPORTS

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

Joe Bristow reported pumphouse checks and weekly monitoring.

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

Gordon Molitor reported doing pumphouse checks and monitored the neighborhood. Gordon also took the trash out.

PRESIDENTS REPORT

President Chris Hohe reported doing weekly monitoring, pumphouse and community bldg. checks. The parking at the park letter to to Zazzo's Pizza was taken extremely well since the amount of vehicles parking at the park has cut down tremendously. There is a resident who lives across from the park that is still parking his vehicle there.

Chris reported that Customized Protection was out and did an exceptional job with the installation of the fire alarm. They were out May 22, 23 & 29th and put in a new fuse panel, breaker box and fire alarm. The plastic covers were also put on at no charge. Chris, Nancy and Steve made the decision to get the plastic covers on in order to deter kids from pulling the fire alarm.

PRESIDENTS REPORT (Cont'd.)

An annual inspection of the fire alarm system will be done by Customized. There will also be a quarterly charge from Norcom for the monitoring. A heat sensor was put in the garage.

Since Norcomm is wireless, we can get rid of the landlines. As far as the Pumphouse, we haven't had a fax come through in a long time. Therefore, the practical thing to would be to disconnect the phone lines at the 4100 and 4101 Washington and replace it with the old Presidents phone at the CB. A vote around the table was: Nancy, yes; Dottie, yes; Tom, yes; Jeff, yes; Joe, yes; Janice, yes and Chris, yes. Janice will contact the phone company and get it cancelled.

The old President's phone can be left at the CB on the shelf next to the apple. That would save the Association approximately \$220.00 a month and if the cell phone is properly charged then 911 can be dialed from it in case of an emergency at the Community Bldg.

Chris attended the Northwest Fire Protection District meeting and asked Patrick Manzke to attend this meeting to give everyone an update on the dissolution of the NWFD. Chris also heard that Chief Weiss is retiring this year.

There was a main break on May 10th at approx. 9:00 p.m. at night by 3820 Liberty. Uno was out the next morning to make the repair. Another main break on May 15th at 205-41st Street, found early in the morning – Uno made the repair.

Chris changed the marquee throughout the month, picked up some clamps for the mains, uncovered the A/C unit covers and power washed the covers on the reserve tanks. They were all moldy and in the future, we will have to paint them.

OTHER BUSINESS:

The resident from 4114 N. Liberty was in attendance as he is in need of new B-box cap after it was cracked when he ran it over with the lawn mower. Jeff Kwasny was asked to take care of putting a new cap on. The resident will also need his water turned off sometime this summer as he will have a valve replaced and will call someone on the Liberty Park Board and give a few days notice prior to having the water turned off.

Another resident from the 4000 block of Liberty was in attendance because he received a water violation. In his defense, it appears that the timer malfunctioned and therefore, the sprinkler in his front yard never turned off. He asked the Board to waive his \$25.00 fine. The Board would discuss this after the meeting is adjourned. This did not happen.

Patrick Manzke, Secretary of the NWFD was in attendance to give an update on the status of the NWFD being dissolved. The time-line dissolution looks like October. Everything will be done through the SSA, the county will be taking over to finish up any left-over items. After the audit is completed, the District will be officially be gone. If there are any extra funds left-over, then it may be divided by the 500 plus homes. Patrick thinks that there may not be any monies left.

OTHER BUSINESS (Cont'd.)

Patrick briefly explained what happens to the money that comes in to the Fire Protection Board and what the money is used for. Mostly used for equipment.

Since there was no other business to discuss, the meeting was adjourned at 7:58 p.m. on motion by Dottie Lipe seconded by Joe Bristow.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION