

**LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
September 6, 2018**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, September 6, 2018 at 7:13 p.m.

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

Sergeant at Arms: Gordon Molitor was not present.

Employee: Steve South and Ed Collins were not in attendance.

There were no corrections to the August minutes. The minutes of the Board meeting were accepted as presented on motion of Tom White, seconded by Joe Bristow.

TREASURERS REPORT

Janice Collins reported that checks written for the month of August included Maintenance Building and Improvements in the amount of \$190.24; Maintenance of Property of \$795.77; Maint of System Labs & Chemicals of \$1,086.77; Maint. System – Other of \$16,409.83; Payroll of \$1,550.49; Payroll Expenses of \$136.05; Reimbursement of Officers and Directors of \$139.54; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$10.09; Office Supplies of \$134.98; Tax Preparation of \$400.00; AT&T of \$122.34; Com Ed of \$404.82 and \$264.12; Groot of \$33.69; Metro PCS of \$30.00; and Nicor of \$30.25 and \$28.04

The beginning balance is \$14,528.55 – ending balance is \$2,446.95. Check numbers 3137 to 3164 were written and approved by Tom White, seconded by Joe Bristow.

One information letter was sent.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of August the Community Building was used for a homeowner's meeting and a birthday party. Dottie monitored the subdivision, Community Bldg and pumphouse checks. One welcome letter was sent to 4111 N. Washington Street.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Sent six garbage letters and two water violation letters.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Janice Collins reported that for the month of August Well #2 was in service with a pumpage of 2,227,000 gallons and a run time of 177.4 hours. Pumpage for August of 2017 was 2,484,000 gallons.

Total pumpage for the year is 17,357,000 gallons as compared to 17,834,000 gallons for the same period in 2017.

ASSISTANT WATER SUPERINTENDENT'S REPORT (Cont'd.)

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

Samples were delivered for Nitrates, SOC and VOC. All have come back okay.

Steve did weekly monitoring, pumphouse checks, monitoring and monthly samples. There was a main break on August 14 at 3908 Washington and was repaired by Uno. A mini flush was done on August 3rd with no issues.

Prairie State repaired the leak in the pumphouse, replaced a leaking check valve and added a new shut off for booster 3. There was a minor power outage on September 5th, and we had the generator on for approximately 45 minutes.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins report was read in his absence that he did neighborhood monitoring, pumphouse checks and readings and Community building checks. Also was present when we had a recent power outage and the main break on Washington. He also picked up trash around the park.

DIRECTORS REPORTS

Jeff Kwasny reported pumphouse checks and weekly monitoring. Delivered B-box notices and was present at the mini flush.

Joe Bristow reported pumphouse checks, weekly monitoring and helped with the mini flush.

Tom White reported daily pumphouse checks and monitored around the subdivision. Also was available to help with the mini flush.

PRESIDENT'S REPORTS

Chris Hohe reported being present at the main break at 3908 Washington Street. He also placed the garage sale signs around the subdivision and took them down. Chris did pumphouse checks and weekly monitoring, was present when Prairie State was out. The fluoride t-pipe is rotting away. Hawkins put a feed that goes into the main, so it's not dripping. We had a new shut-off put in and the back flow preventor was bad and that was replaced. The cost was approx. \$3,700. Steve does not have to run the air compressor any longer.

We had movies in the park – another one coming up. We have the flushing on the 28th, rain date the following Friday.

When we had the fire alarms were put in, we had the phones disconnected. We may have to get a phone line at the pumphouse for the alarm in the garage. We need to look into this.

Chris has had a few conversations with David Mooney from the Downers Grove Water Dept. regarding the Williams Street Project. They are going from a 6 inch main to an 8 inch main – just doing upgrades. Chris met with Mr. Mooney as well as the DG engineers today - they moved the vault and is shutting down Williams street tomorrow. They are putting in a meter in for us on the DG side. We pick up the cost of the meter and DG is picking up all the other costs. They are changing the piping going

PRESIDENT'S REPORTS (Cont'd.)

to us and covering the cost of the vault pipe, labor and replace the valve on our side. No cost for us except the meter. If we have to use the water at the meter, we would pay the cost of the water usage.

Chris had paperwork with him from the achieved LPHOA files that states, LPHOA needs a key and DG has a separate key to lock, open and operate the valve on the inter-connect main. This must be a valve key, but we cannot locate it. A suggestion was made to contact Jackie with locating the key.

Valve #35 at 40th and Williams needs to be replaced because it's in the down position. Uno needs to come out for this – we need to get it fixed.

OTHER BUSINESS:

Chris asked Dottie about Hoekstra's contract and if they were coming out this fall to clean the unit in the Community Building. Jeff was asked to change the filter in the Community bldg. The smoke alarm has been beeping at the community bldg. someone needs to change the battery.

The LPHOA Secretary has the list of eligible members and will be given to the Nomination's Chairperson, Tiffany Binks.

At the last meeting, a resident was in attendance because he was inquiring about if someone can turn his water off the Saturday after the August meeting. The Senior Director was to take care of this, but forgot. Chris received a call from this resident and he went out to take care of this.

It's this time of year to start think about raising the assessment for 2019. We should raise it a little bit every year. Our assessments are the lowest in the surrounding communities.

Janice brought up that there were errors in the last newsletter. Chris and Nancy prepare the newsletter, Nancy types it up and Janine is supposed to check it prior to going to the printer. Janice suggested that once it's typed up, the Board should be able to review it to make sure there are no errors. This was mentioned earlier in the year and has not happened yet.

Dottie asked about the special meeting that was cancelled regarding Steve getting a C license for \$500. Chris indicated that meeting on a Tuesday and voting on this when the classes started on Thursday wouldn't be enough time. Dottie mentioned that for \$125 Steve can get the books to study, someone from the IRWA comes out and goes over the test, then when Steve is ready for the test, the IRWA brings the test to you.

Since there was no other business to discuss, the meeting was adjourned at 8:22 p.m. on motion by Dottie Lipe seconded by Jeff Kwasny.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION