

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
October 4, 2018

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, October 4, 2018 at 7:08 p.m.

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

Sergeant at Arms: Gordon Molitor was present.

Employee: Ed Collins was present. Steve South was not in attendance.

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

TREASURERS REPORT

Dottie Lipe reported in Nancy Tannahill's absence that checks written for the month of September included Bulletin, Print & Postage in the amount of \$167.24; Maintenance of Property of \$850.00; Maint of System Labs & Chemicals of \$40.00; Maint. System – Other of \$10,957.10; Payroll of \$1,595.19; Payroll Expenses of \$139.96; Reimbursement of Officers and Directors of \$174.84; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$8.82; Office Supplies of \$8.62; AT&T of \$30.32; Com Ed of \$493.26 and \$251.73; Groot of \$33.69; Metro PCS of \$30.00; and Nicor of \$31.01 and \$28.78.

The beginning balance is \$2,446.95 – ending balance is \$1,660.87. Check numbers 3165 to 3192 were written and approved by Tom White, seconded by Jeff Kwasny.

Three information letters were sent.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of September the Community Building was used for a homeowner's meeting, a wedding reception and a house warming party. Dottie monitored the subdivision, Community Bldg and pumphouse checks. One welcome letter was sent to 3923 Liberty.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported in Steve South's absence that for the month of September Well #3 was in service with a pumpage of 2,192,000 gallons and a run time of 135.6 hours. Pumpage for September of 2017 was 2,544,000 gallons.

Total pumpage for the year is 19,549,000 gallons as compared to 20,378,000 gallons for the same period in 2017.

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

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

Steve did weekly monitoring, pumphouse checks, readings and monthly samples. Steve helped out with the generator, DG valve, main valve on Williams and the main break.

On Sept. 5th we had a power failure – the generator was on line for approximately 45 minutes. On Sept. 7th the interconnect with Downers Grove was replaced with a new main, valve and meter. On Sept. 13 the main valves was replaced on 40th and Williams.

On September 24th there was a main break at 3926 Washington Street and was repaired by UNO.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported doing neighborhood monitoring, pumphouse checks and readings and Community building checks. Also was present at the main break at 3926 Washington Street. Ed 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.

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

Gordon Molitor reported pumphouse checks and weekly neighborhood monitoring.

PRESIDENT'S REPORTS

Chris Hohe reported being present at the main break at 3926 Washington Street as well as being present for the interconnect with Downers Grove – a check valve along with a water meter was also installed. The entire project on Williams was approximately \$720,000.

Chris worked on the next bulletin and as indicated in Steve's report, the power went out at the pumphouse. Chris also picked up a few dead branches at the park and ordered much needed clamps.

In the past, we had pumpkin painting for the children in the subdivision. This year, Chris stated he would also like this event to take place. The date of Sunday October 28th was mentioned. The Board voted as follows: Dottie, yes; Tom, yes; Jeff, yes; Janice, yes and Chris, yes. The Board votes unanimously to go ahead with the pumpkin painting. Janice and Ed Collins will also help set up and clean up for pumpkin painting. Chris will purchase the pumpkins, pizza and drinks. Janice will bring the cookies, muffins and chips. Everything provided at no expense to the Association.

PRESIDENT'S REPORTS (Cont'd.)

Chris mentioned that he has tried to contact David Mooney to find out what the cost of the meter was going to be. Chris has not received a return call as of this date.

OTHER BUSINESS:

As mentioned in last month's meeting, we need to think about raising our assessments. Discussion ensued with a decision of \$25 per home per quarter. In 2019, the quarterly assessment would be \$100.00 and not the \$75.00. This will be discussed at the November 1st annual election.

The election will take place at the November meeting. There are two candidates for President, Chris Hohe and Ken Lipe. For Secretary, Janice Collins will re-run and for Senior Director, that position is open.

Dottie Lipe received a phone call from a resident who was looking for iron out. Dottie was unable to locate the bottles that have always been at the pumphouse. Chris will look to see if they have been moved to another location.

Dottie also mentioned that we need to contact the landscaper to quit cutting the lawn. It doesn't need it anymore this year. Chris will contact J&E Landscaping.

Since there was no other business to discuss, the meeting was adjourned at 8:06 p.m. on motion by Dottie Lipe seconded by Tom White.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION