

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

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, December 6, 2018 at 7:05 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.

Residents were asked to introduce themselves and where they live.

There were no corrections to the November minutes. The minutes of the Board meeting were accepted as written on motion of Dottie Lipe, seconded by Nancy Tannahill.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of November included Bulletin, Print & Postage in the amount of \$313.70; Maintenance of Property of \$675.00; Maint of System Labs & Chemicals of \$1,250.17; Maint. System – Other of \$5,069.86; Payroll of \$1,279.62; Payroll Expenses of \$112.31; Reimbursement of Officers and Directors of \$115.56; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$4.07; Com Ed of \$366.96 and \$239.48; Groot of \$33.69; Metro PCS of \$30.00; and Nicor of \$49.37 and \$76.44 and Memorials of \$150.00.

The beginning balance is \$11,447.80 – ending balance is \$10,136.45. Check numbers 3222 to 3251 were written and approved by Janice Collins, seconded by Joe Bristow.

Nancy worked on the proposed 2019 budget but that may need to be reviewed once the assessment increased vote is established. Also four information letters were sent.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of November, the Community Building was used for a homeowner's meeting and a birthday party. Dottie showed the Community Bldg to a 1st Addition Homeowner but have not yet heard back. Scheduled a date for a LP Homeowner, but that was cancelled. Dottie monitored the subdivision, Community Bldg and pumphouse checks. One welcome letter was sent to 4022 Liberty Blvd.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Also was present to decorate the Community Building for the holidays.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of November Well #3 was in service with a pumpage of 1,795,000 gallons and a run time of 112.6 hours. Pumpage for November of 2017 was 2,776,000 gallons.

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

Total pumpage for the year is 23,221,000 gallons as compared to 25,279,000 gallons for the same period in 2017.

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

Steve did weekly neighborhood monitoring, daily pumphouse checks, readings and monthly samples. On November 7th, there was a main break at 3926 Washington, which was repaired by UNO. The lock on the pumphouse gate was frozen and that was changed out to another lock.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported doing neighborhood monitoring, pumphouse checks, readings and Community building checks. Ed also helped decorate the Community Bldg for the Christmas holiday and assisted on the main break at 3926 Washington.

TRUSTEE'S REPORTS

Jeff Kwasny reported pumphouse checks, weekly monitoring, three inspections and one shut-off on Washington Street.

Joe Bristow reported neighborhood monitoring and pumphouse checks.

Tom White reported daily pumphouse checks, monitored around the subdivision and helped with the holiday decorating at the Community Bldg.

Gordon Molitor reported pumphouse checks and weekly neighborhood monitoring and took the trash out.

PRESIDENT'S REPORTS

Chris Hohe received one bid for snow removal from J&E Landscape for the three areas would be \$70 for 2 inches or more inches and 5 inches and above would be \$110.00, salt would be extra. This is the same pricing as previous years. The vote was as follows: Jeff, yes; Joe, yes; Janice, yes; Chris, yes, Nancy, yes, Dottie, yes and Tom yes. Chris will inform J&E that they have the bid again this year.

Chris monitored the subdivision, pumphouse and Community Bldg. checks. Also covered the A/C units and was available for the holiday decorating at the Community Bldg.

After several attempts to contact our liason office at the Sheriff's Dept., Chris found out that Cpl. Seward recently retired and our subdivision is now assigned to Cpl. Troy Agema, who is our new liason officer. Chris got in contact with Cpl. Agema and he sent the recent crime statistics. This was passed around during the meeting.

PRESIDENT'S REPORTS (Cont'd.)

Account #185 is vacant and the door is not locked. The Sheriff's Dept as well as bldg. & Zoning will be out to secure the front door.

With regards to the increase of maintenance assessments, we have three options:

a). \$15 quarterly increase; b). \$25 quarterly increase or c). a \$10.00 quarterly increase for the next 3 years, so in 2019 the quarterly amount would be \$85.00, in 2020, \$95.00, and in 2021 the fee would be \$105.00 per quarter. This was suggested by a resident at the November meeting.

OPEN FORUM:

This is the meeting where we need to talk about the potential increase in quarterly assessments and vote on the amount of the increase and is open to residents for discussion.

A resident living in the 4100 block of Liberty stood up and reported that he has lived in Liberty Park for 15 years. After the last meeting, hearing all the things wrong with our water system and what needs to be fixed, he did some research and found that Liberty Park has the lowest water rate compared to the neighboring towns which are significantly higher. He called the Water Dept. and spoke with the lady that answered the telephone. She pays \$82.00 for two months for a family of four. A spread sheet with what neighboring towns are paying compared to Liberty was presented. We are actually robbing from ourselves. If those pumps go out and we need a special assessment, it will be a couple of thousands of dollars. We will never get ahead with a small increase. This resident plans on voting for the \$25.00 per quarter for 2019 and then see how we look at the end of next year and re-assess our monies to see if another increase is needed.

Steve South indicated that 3500 gallons an hour is what we pump during the day. Summer is 5,500 gallons an hour.

Nancy mentioned that all of the repairs needed to keep our water system running have been inherited over the years and we need to be pro-active in getting ahead with the repairs. She would like to propose, that if an increase is passed, she would keep track of the increase on a separate spread sheet to show what monies are being used for the maintenance of the repairs.

Ed Collins talked about the Board having a fiduciary duty to maintain and preserve our water system for our community and to supply water to the residents. Also when we are on your front lawn, we are looking for your b-box which is painted blue so it can easily be located. That turns off the water off to your house in case of an emergency. All residents should know where your b-box is. The Board is there for you and not just digging up your lawn. During the recent main break on Washington Street, the b-box could not be located. After searching, the b-box was next door in the neighbor's driveways covered by a piece of wood 5 inches underground.

OPEN FORUM (Cont'd):

One resident questioned the procedure if someone does not pay their quarterly assessment. The Treasurer responded - if a resident doesn't pay and gets two months behind, we initiate shut-off procedures. Some residents are elderly and are on a fixed income and have a hard time paying the \$75 a quarterly. The Board does work with such residents that are behind since we don't want to shut anyone off.

Ken Lipe stated that all the projects don't need to be done all in one year. The most urgent project or repair will be done first.

A new resident residing at 41st and Washington said that the problems and repairs to our water system cannot be put off. Water is life and she is willing to pay whatever increase is voted on. As far as residents who cannot afford the increase, the Board should think about provisions. Discussion ensued about offering a 10% discount for seniors. They would have to apply for the senior rate or a small discount for Owners who pay up front. Some residents felt that by offering a discount, will not benefit the community, as we are voting on an increase to get ahead not to remain even. We would be defeating the purpose of the assessment increase. This was tabled for an upcoming meeting.

Chris mentioned that the assessment for all the businesses on Ogden will be going up as well.

Tiffany Binks stated that she agrees that raising the quarterly rate, but a little more transparency on behalf of the Board with where we are with projects, what items are being worked on and any issues in the future in order to keep residents in the loop. Residents don't always come to the meetings, so by putting this information on face book or on the Liberty Park website would be advantageous. Tiffany attends almost every monthly meeting.

Nancy agreed with Tiffany 100%, and would recommend an e-mail blast to those residents who sign up for e-mail and cannot attend the monthly meetings. Nancy also wanted to point out that she created a work plan. If we have additional monies we can start making the repairs, but it may take a year to accumulate money that comes in and to earmark it as it comes in. The most critical projects are on the website as well as the work plan.

Since we are asking residents for an increase, Nancy suggested we cut back on some items. The following are ways the Board can cut back to save money:

Bulletin – cut back from 4 pages to two pages, that would save \$950 a year.

Charitable donation – we make \$100 donation every year – we can eliminate that. Gordon suggested a food drive or clothing drive in its place.

Easter Egg Hunt – eliminate the cost of approx. \$65.00. Nancy would donate the eggs next year.

\$65.00 a year for garage sale ad in the newspaper – we can eliminate that.

Grass cutting – \$125.00 a week - we can save by having the grass cut every other week.

Memorials – we have been sending \$75.00 to the family of someone who passes away in the subdivision – this can be eliminated and just send a sympathy card.

Meeting supplies - \$200 a year. This can be eliminated.

By eliminating these few items, we can save approx. \$3,300 a year.

OPEN FORUM (Cont'd):

Chris was unsure about the grass cutting every other week. Janice disagreed that memorials should be totally eliminated. Cutting back from \$75.00 to a monetary donation of \$20 or \$25.00 and a sympathy card needs to continue.

The Board put these items to a vote:

Charitable donation, garage sale ad and Easter Egg Hunt - the Board was unanimous in eliminating these items. As far as grass cutting, we would be able to call the landscaper if cutting is not needed. This would be on a week to week basis. Memorial, as Janice suggested would be cut back from \$75.00 to \$25.00. The vote on that was Tom, Nancy and Joe to eliminate this, Dottie, Janice, Jeff and Chris agreed to keep it, but at \$25.00. Meeting supplies would also be eliminated, but it was suggested that Board members take turns on supplying that each month. Janice volunteered for the month of January.

Ballots for the increase were passed around to residents on the water system. Chris asked for two volunteers from the crowd; Beth Wade and Molly Burton volunteered. Also a survey to cut back on the monthly bulletin was also being tallied.

The count for the increase in quarterly assessment for 2019 was as follows:

\$10.00 per quarter = 5 votes
\$15.00 per quarter = 3 votes
\$25.00 per quarter = 19 votes

A motion was made by Nancy Tannahill, seconded by Tom White to amend the By-Laws Article VI, Section 1A to reflect the increase from \$75.00/quarter to \$100 per quarter and a late fee of 10% of the balance due. All were in favor, motion carried.

Dottie Lipe made a motion to approve the 2019 budget to include the increased assessment and eliminate the other expenses as discussed above, seconded by Janice Collins, The vote was as follows: Jeff, yes; Joe, yes; Janice, yes; Chris, yes; Nancy, yet, Dottie, yes and Tom, yes.

The Treasurer wanted all residents to know that quarterly assessments are mailed out the beginning of January, April, July and October. Your payment must be postmarked by the 14th of the following month (February, May, August and November) or a late fee of 10% will apply.

The tally for cutting the bulletin down from 4 pages to two and/or to eliminate monthly and hand out quarterly were are follows:

From 4 pages to 2 = 25 votes yes
From monthly delivery to quarterly = 14 said yes
One resident voted no
Chris mentioned that the next bulletin will only be one page, two sides.


OTHER BUSINESS:

The Board thanked Beth and Molly for volunteering to count and tally the votes.

The Board needs to ratify hosting Santa's workshop on Saturday, December 15, 2018 from noon to 2:00 p.m. Ornament making, pizza, punch, cookies and presents will be donated by Chris and Janice. Janice Collins made a motion to ratify that LPHOA hosts Santa's workshop again, Tom White seconded the motion. The motion carried. Mrs. Clause will be present to read a story to the children, Santa Clause will arrive later with presents for all good little boys and girls.

Since there was no other business to discuss, the meeting was adjourned at 8:13 p.m. on motion by Dottie Lipe seconded by Joe Bristow.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION