

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
January 3, 2019

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, January 3, 2019 at 7:17 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, Sean Burton and Ed Collins were present.

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

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of December included Bulletin, Print & Postage in the amount of \$190.00; Maintenance Bldg. & Improvements of \$130.00; Maint of System Labs & Chemicals of \$40.00; Maint. System – Other of \$17.04; Payroll of \$1,544.31; Payroll Expenses of \$135.36; Reimbursement of Officers and Directors of \$392.38; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$4.57; Office Supplies of \$14.84; Groot of \$37.73; Metro PCS of \$30.00; and Nicor of \$102.58 and \$124.86.

The beginning balance is \$10,136.45 – ending balance is \$9,446.40. Check numbers 3252 to 3274 were written and approved by Janice Collins, seconded by Tom White.

Nancy also provided copies of the Year End Statement ending Dec. 31, 2018 Profit & Loss Budget vs. Actual for 2018 and the Profit and Loss Budget Overview for the 2019 year. Postage will go up from .50 cents to .55 cents on January 27th – postcards will remain the same. Mileage went up to .58 cents from 54 ½ cents. Nancy also received paperwork on the lien for account #185 that has been processed.

Caprice is getting a date set up for the audit – should be this month. B-box inspections should be done in the spring and will need to be added to the 2019 projects list. The Rules and Regulations need updating meters and assessments. In the commercial accounts area, we need to include account 163. We also need to call AT&T or Comcast to activate a phone line so that when the power goes out in the garage, someone will be notified. The alarm in the garage has a power failure dialer. Janice will get ahold of either AT&T or Comcast and take care of this.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of December, the Community Building was used for a homeowner's meeting and Santa's Workshop. Dottie monitored the subdivision. Community Bldg. checks and pumphouse checks. Dottie updated the welcome letter for water restrictions and maintenance assessment increase. Signed up a new member from 1st addition – Ruiz family, 4018 Adams.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Also was present for Santa's Workshop and typed up a new contract for Sean Burton, First Assistant Water Superintendent and was given to Chris.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of December Well #2 was in service with a pumpage of 1,795,000 gallons and a run time of 152 hours. Pumpage for December of 2017 was 2,060,000 gallons.

Total pumpage for the year is 25,016,000 gallons as compared to 27,339,000 gallons for the same period in 2017.

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

For the year 2018 we ended up with 9 main breaks; 12 in 2017. Steve replaced the malfunctioning valve and 40th & Williams, replaced Well #3 Pump. Steve did monthly samples, pumphouse readings, weekly monitoring and pumphouse checks. Also trained Sean Burton.

Sean Burton reported training with Steve South, took water samples and took the generator to Buttrey because of the radiator.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported doing neighborhood monitoring, pumphouse checks, readings and Community building checks. Ed also helped at Santa's Workshop and cleaned up the park of debris.

TRUSTEE'S REPORTS

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Joe Bristow reported neighborhood monitoring and pumphouse checks. Also red the Commercial Water Meters.

Tom White reported daily pumphouse checks, monitored around the subdivision and took the trash can out.

Gordon Molitor reported pumphouse checks and weekly neighborhood monitoring and cleaned up the trash by the parking lot.

PRESIDENT'S REPORTS

Chris Hohe was present when Steve South was showing Sean what needs to be done at the Pumphouse. Chris also cleanup up at the park – it appears to be a lot of Speedway trash. Chris spoke with Joe Ferrel, we are going to leave Steve South as the sample sight for a while until the EPA can approve the new sample spot location which will be Chris' address. We will also need get the notification of responsibility to Sean's name. Should be sent certified mail, which the Treasurer will take care of. We need a new map of the system for the EPA and the sample sites for lead & copper. Nancy will take on this project and prepare a separate map for each one.

PRESIDENT'S REPORTS (Cont'd.)

The generator is at Buttrey – it needs a new radiator which may consist of 8 hours of labor plus parts. We do not know the cost of this yet. This year's Santa's Workshop was again successful. This year we had the children put their names and the date on the ornaments they made.

Chris monitored the subdivision, pumphouse and Community Bldg. checks and was available for Santa's Workshop.

OTHER BUSINESS:

Dottie mentioned that there were two lit Santa Clauses in the crawl space above the bathrooms that have not surfaced. Chris was asked to see if they could be located.

The contract for the furnace was questioned. Dottie stated that we have a warranty with Hoekstra possibly \$139.95 a year gives us premiere service and includes a free cleaning. Nancy will locate the contract and bring it to the next meeting for clarification. Chris will change out the filter.

Since there was no other business to discuss, the meeting was adjourned at 8:14 p.m. on motion made by Janice Collins seconded by Joe Bristow.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION