

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
February 7, 2019

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, February 7, 2019 at 7:03 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: Sean Burton and Ed Collins were present.

There were no corrections to the January minutes. The minutes of the Board meeting were accepted as written on motion of Joe Bristow, seconded by Jeff Kwasny.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of January included Bldg. & Improvement Expenses of \$420.00; Maint of System Labs & Chemicals of \$61.00; Maint. System – Other of \$206.28; Membership Dues of \$83.00; Payroll of \$1,500.77; Payroll Expenses of \$130.05; Reimbursement of Officers and Directors of \$192.86; Reimbursement of Officers and Directors Phone of \$11.80; Office Supplies of \$131.28; Taxes, Prof. Fees, Ins. & Tax Preparation of \$600.00; Com Ed of \$456.76 and \$254.99; DG Sanitary of \$854.7; Groot of \$37.73; Metro PCS of \$30.00; and Nicor of \$111.06 and \$130.57.

The beginning balance is \$9,446.40 – ending balance is \$27,452.06. Check numbers 3275 to 3308 were written and approved by Janice Collins, seconded by Dottie Lipe.

The Audit Committee met on January 22ⁿ and completed the audit – everything was satisfactory. Nancy received responses from residents relating to cutting down the bulletin from 4 pages to 2 pages and just quarterly instead of every month.

Nancy picked up an auto dialer for \$85.00 for the pumphouse. Three numbers will be programmed, Chris, Sean and Ed. The auto dialer came with a water sensor and we may be able to place it in the pumphouse. Nancy also paid the bill to Buttrey for the generator repair. It was \$1,672.39.

Nancy received renewal information on our website due March 5. The cost is \$99.00 for the website and \$18 for our domain name. Nancy made a motion to pay another year in the amount of \$117 for renewal of the website and domain name. The vote around the table was: Dottie, yes; Tom, yes; Joe, yes; Jeff, yes and a yes for Janice. Motion passed.

Nancy also received numerous phone calls from residents wanting to know about the quarterly assessment increase. All calls were returned with explanation.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of January, the Community Building was used for a homeowner's meeting, a birthday party and rehearsal for a school play. Dottie monitored the subdivision, Community Bldg. checks and pumphouse checks. Dottie noticed that the sump pump was running with no discharge on the 4th. Sean was called. The discharge line had come loose from the sump pump. Dottie also sent two welcome letters to 3927 and 4012 Liberty.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Updated the 2019 Projects list and was present for AT&T when they came out to connect the phone at the pumphouse.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Sean Burton reported that for the month of January Well #3 was in service with a pumpage of 1,995,000 gallons and a run time of 126.7 hours. Pumpage for January of 2018 was 2,169,000 gallons.

Total pumpage for the year is 1,995,000 gallons as compared to 2,169,000 gallons for the same period in 2018.

Bac-T and Fluoride In-field samples will be sent next Wednesday. On Monday, February 2nd fixed the sump pump in the clubhouse.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported doing neighborhood monitoring, pumphouse checks, readings and Community building checks.

TRUSTEE'S REPORTS

Joe Bristow reported weekly monitoring and pumphouse checks.

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

Jeff Kwasny reported pumphouse checks and weekly monitoring. Also did a B-Box locate on Park.

Gordon Molitor reported pumphouse checks and weekly neighborhood monitoring.

PRESIDENT'S REPORTS

Chris Hohe reported ordering chemicals - phosphate, chlorine & fluoride were delivered. Chris helped Jeff with the locate on Park and worked on the EPA paperwork. It was observed that someone drove around the park and tore it up pretty bad.

Chris received several complaint phone calls from neighboring residents near Westmont Liquors that the trash was overflowing and the wind was blowing garbage all over. Chris suggested that residents contact the Health Department. Chris called the owner of Westmont Liquors and informed him. The owner assured Chris that he would take care of this and possibly put a fence around the trash bin.

Someone in the subdivision has inquired about wanting to deliver the bulletin. After discussion, the Board agreed that a 3 month trial period was needed to see how the delivery goes.

Our new Liason officer, Cpl. Agema sent Chris the report from the month of December. There were only 4 reports; parking complaint; suspicious person; fight/brawl and a suspicious auto.

PRESIDENT'S REPORTS (Cont'd.)

As Nancy stated in her report relating to the generator, Buttrey had to send the radiator to A-Len on Ogden and Fairview for a rebuild. Buttrey informed Chris that the generator company no longer makes that particular radiator. A-Len did the rebuild for \$870, radiator fluid, new hoses, etc. At least the generator is now working.

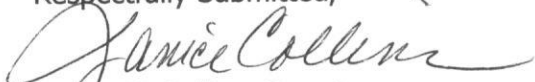
Chris monitored the subdivision, pumphouse and Community Bldg. checks.

OTHER BUSINESS:

The contract for the furnace was discussed. Questions arose on whether we have a contract or warranty and what does that include. 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. The Board will re-visit this at the March meeting. Chris will change out the filter.

Since there was no other business to discuss, the meeting was adjourned at 8:43 p.m. on motion made by Janice Collins seconded by Dottie Lipe.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION