

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
June 6, 2019

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, June 6, 2019 at 7:15 p.m.

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

Sergeant at Arms: Gordon Molitor was in attendance.

Employee: Ed Collins was present. Sean Burton was absent.

There were no corrections to the May minutes. The minutes of the Board meeting were accepted as written on motion of Dottie Lipe, seconded by Tom White.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of May included Bank charges of \$15.00; Bulletin, Print and Postage of \$233.72; Computer and Internet Expenses of \$382.50; Maint of System Labs & Chemicals of \$1,027.31; Maint. System – Other of \$76.82; Returned Check for \$100.00; Payroll of \$1,232.88; Payroll Expenses of \$107.61; Reimbursement of Officers and Directors of \$83.52; Reimbursement of Officers and Directors Phone of \$11.80; Office Supplies of \$61.90; Taxes, Prof. Fees, Insurance of \$2,421.00; AT&T of \$86.41; Com Ed of \$446.21 and \$254.97; Groot of \$37.73; Metro PCS of 30.00; and Nicor of \$44.15 and \$64.61.

The beginning balance is \$21,155.21 – ending balance is \$27,986.79. Check numbers 3385 to 3409 were written and approved by Janice Collins, seconded by Dottie Lipe.

The Pekin renewal policy was received and the pricing is the same as last year with no increase. The Umbrella is \$556.00, Workers Comp is \$1,523.00 and Commercial Liability is \$2,655.00. Jeff Kwasny made the motion to pay the Pekin renewal, Tom White seconded the motion. Motion passed.

Nancy reported that she finished the CCR report, sent out two information letters and did not report at the May meeting that she sent out 3 information letters. Also talked to Prairie State regarding the booster, never received the bill of \$11,339.00.

Nancy had not yet heard back from AT&T if we decide to go back to the copper line. Dottie mentioned that if we get the digital line, it doesn't always work with the power goes out – something to consider.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of May, the Community Building was used for a homeowner's meeting, valve meeting and two birthday parties. Dottie monitored the subdivision, Community Bldg. checks and pumphouse checks. Dottie also sent 2 welcome letters to new Homeowners at 4019 Park and 4008 Washington. Called the tree cutter 3 more times during the month with no response.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Sent one garbage letter.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Nancy Tannahill reported in Sean Burton's absence that for the month of May Well #3 was in service with a pumpage of 2,446,000 gallons and a run time of 146.7 hours. Pumpage for May of 2018 was 2,273,000 gallons.

Total pumpage for the year is 11,509,000 gallons as compared to 10,534,000 gallons for the same period in 2018.

April in-field samples were in on time and back satisfactory. Sean did weekly monitoring and daily pumphouse checks.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins officially apologize to the Sergeant at Arms for vacating his position during the recent flushing. Ed reported doing neighborhood monitoring, pumphouse checks, readings, Community building checks, assisted on the main break at 3816 Liberty and was present for the replacement of Booster #2. The driveway at 3926 Washington has had two main breaks and his driveway has yet to be repaired. Maybe have the township take care of this or Community Asphalt if they are in the neighborhood. Chris will stop by Downers Grove Township to see if they can help us out. Also 4001 Liberty needs a b-box cover.

TRUSTEE'S REPORTS

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Tom White reported monitoring and pumphouse checks.

Gordon Molitor reported monitoring the neighborhood and pumphouse checks.

PRESIDENT'S REPORT

Chris Hohe reported that Booster #2 replaced. We need to get an electrician to do some work inside the box. Estimate was not more than \$600.00. Nate is the electrician and found an issue in the box that caused the lights to flicker – he did the repair. We are waiting for the COI. Chris couldn't remember the company name.

Someone needs take down the shelving at the pumphouse that is next to the board where the fuses are and mount it on the other wall. Ed volunteered and Chris will show him after the meeting.

PRESIDENT'S REPORT (Cont'd.)

Chris finally found the main break at 3816 Liberty - showed some signs of chlorine. This was a small crack and slow leak. A 12 inch clamp was used. Chris also went to Joseph D. Foreman & Company and picked up some claps, lids, stand pipes and 15 " clamps and 20" clamps. Also ordered 300 water flags from Grainger.

York Township is getting curbs, gutters are redoing the streets. We will have numerous locates to do.

We had a committee meeting for the valve project and looking into getting some grant money. Maybe getting money from the agricultural government. Money would be for public utility. The next meeting will be on the 27th at 7:00.

Chris did talk to the landscaper about fixing the lawn where we had main breaks and worked on the CCR report. Nancy then completed it.

We should get the tanks cleaned this year and we are waiting to receive bids from ProDive and Northern Diver.

Board members need to check in more at the pumphouse. It takes less than 3 minutes. Has everyone noticed the trailer down at the park for over two weeks. Chris called our liaison officer regarding the trailer, but hadn't gotten a response. It may belong to someone across the street or just be abandoned, altho the license is current.

OTHER BUSINESS

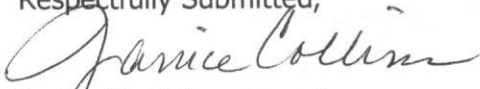
The dead pine at the CB has not yet been removed. Dottie has made several attempts to contact Fernando's Landscaping with no success. Their bid was \$300 to take the the tree down and \$50 to grind the stump. The other reasonable bid was from Joshua Tree Care and their bid was \$450 to take down the tree and grind the stump. It was suggested contacting Joshua Tree Care. The vote around the board was: Dottie, yes, Nancy, yes; Tom, yes; Jeff, yes and Janice, yes. Dottie will contact them.

Since the July meeting falls on the 4th of July, the next meeting will be a week later, July 11th.

Resident, Mr. Murphy was in attendance and spoke about public utility grant money for the upcoming projects.

Since there was no other business to discuss, the meeting was adjourned at 8:07 p.m. on motion made by Janice Collins seconded by Jeff Kwasny.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION