

**LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
March 7, 2019**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, March 7, 2019 at 7:09 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 February minutes. The minutes of the Board meeting were accepted as written on motion of Jeff Kwasny, seconded by Tom White.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of February included Property Maint. of \$430.00; Maint of System Labs & Chemicals of \$728.22; Maint. System – Other of \$1,757.83; Payroll of \$1,278.94; Payroll Expenses of \$112.53; Reimbursement of Officers and Directors of \$110.20; Reimbursement of Officers and Directors Phone of \$11.80; Security Deposit Refund of \$100.00; Office Supplies of \$19.50; Taxes, Prof. Fees, Ins. & Tax Preparation of \$975.00; Com Ed of \$524.76 and \$302.51; Groot of \$37.73; Metro PCS of \$30.00; and Nicor of \$125.43 and \$159.47.

The beginning balance is \$27,452.06 – ending balance is \$9,724.82. Check numbers 3309 to 3331 were written and approved by Janice Collins, seconded by Dottie Lipe.

Nancy mentioned upgrading our current 2016 version of Quick Books to the 2019 version to continue our software. Nancy made a motion, Janice seconded it, all were in favor, motion passed.

The Cross Connection survey won't be mailed this year as in the past. It was mentioned that we may be able to post it on the website and facebook or possibly put this information on the back of the newsletter. Another way would be when we do b-box inspections during the spring/summer, the guys could have a stack and leave it at the house. This was tabled for further discussion.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of February, the Community Building was used for a homeowner's meeting. The thermostat was not maintaining temperature on Feb. 13th. The batteries were changed and it is working fine ever since. Dottie contacted Hoekstra regarding system maintenance agreement. The agreement is for when we "prepay" for furnace and/or air conditioner cleaning and is good for one year. Dottie monitored the subdivision, Community Bldg. checks and pumphouse checks. There were no welcome letters sent.

Dottie also brought up that the H/O at 41st & Washington mentioned to her that ever since there was a main break across the street from him, they have gotten brown water more frequently.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Was notified that the analog phone line at the PH was not working and called to find out what the issue was. It was disconnected because of non-payment. The bills were being sent to the pumphouse address of 4101 Washington Street instead of the PO Box. Janice had this changed and paid the first bill over the phone with a credit card, so that service could be re-instated. The 2nd bill and all future bills will be mailed to the PO Box. The phone was checked this morning and it was working. The phone number is: 630-968-2458. Janice also called the insurance carrier – June 22, 2019 is when our insurance comes up for renewal. Janice asked Joan about the recent change in personnel. Joan would need the total estimate annual payroll for the 1st Assistant Water Superintendent and anyone else who assists with the maintenance of the water system. Nancy will get Janice this information or get it to Joan directly.

It was brought up again that an inspection at 4004 Washington Street is needed this year. Too many cars there all the time and who knows how many people are living there. 4020 Washington has a snow plow blade in the front yard, their mailbox is leaning and vehicles parking all over the front yard. A letter will be sent to the Owner.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Sean Burton reported that for the month of February Well #2 was in service with a pumpage of 2,079,000 gallons and a run time of 157.7 hours. Pumpage for February of 2018 was 2,026,000 gallons.

Total pumpage for the year is 4,074,000 gallons as compared to 4,145,000 gallons for the same period in 2018.

February In-field samples were in on time and back satisfactory. Received the chemicals, did monitoring and cut down the trees at the park.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported doing neighborhood monitoring, pumphouse checks, readings, Community building checks and picked up trash at the park. Ed also suggested that we get some other lights in the pump room area in the Community Bldg.

TRUSTEE'S REPORTS

Joe Bristow reported weekly monitoring, pumphouse checks and B-Box checks.

Jeff Kwasny reported pumphouse checks and weekly monitoring.

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

Gordon Molitor reported pumphouse checks and weekly neighborhood monitoring.

PRESIDENT'S REPORTS

Chris Hohe reported working on the newsletter with Nancy, monitored the subdivision, pumphouse and Community Bldg. checks. There was an issue on 4015 Williams, water in their crawl space and water going towards the neighbors. The County was called. It was a fiasco.

Karen Stokes will be delivering the bulletin. Chemicals were ordered from Hawkins, phosphate and chloride. Sample packets were also ordered.

Chris asked that all check the water bucket in the garage and sign the sheet. The Sheriff has been sitting in the subdivision the past few days. DG Twsp. renewed the contract with Groot for the unincorporated areas with no increase this year, but an increase will be next year or the year after.

There have been several residents in the Liberty Park subdivision that have not received their credit cards in the mail. There were 22 credit cards that did not reach the residents - 11 were stolen and used. This was an inside job from someone who works at the Westmont Post Office. FBI is handling this now, not the County.

An update report from our Liason officer ending Jan. 31st indicated on 3900 block of Park – fire works and on 38th and Fairview was a suspicious incidence. It's nice that he sends a monthly report.

Chris stopped by the DG Highway Department recently and picked up the magnet for brush pick-up for spring and fall. Chris ran into Andy Anderson and mentioned to him that the subdivision is having their upcoming annual Easter Egg Hunt in April and that there are several dead trees in the park. Andy called Chris a day or two later and they met at the park. The trees were cut, wood stacked, the stumps ground down and dirt was placed in those areas within a few days. A thank you card will be left at the pumphouse for all to sign.

OTHER BUSINESS:

The Bulletin was discussed whether to cut 4 pages down to 2 pages and we will try it on a quarterly basis. Nancy has a printer that is not being used. She will donate it and we can print copies in order to save money. We also have to think about the ads that are posted on the back of the bulletin.

Easter Egg Hunt is Saturday, April 20th at 1:00 p.m. Chris will handle the plastic eggs, regular eggs (25 dozen) will be purchased by Nancy and Dottie will boil them on Monday or Tuesday and have them ready for pick up and coloring. Board members volunteered to color eggs.

Earth Day week begins on Monday, April 22. Chris will reach out to Jamie if the girl scouts would want to volunteer and walk the subdivision picking up trash.

Landscaping will begin soon, so we will need to obtain landscaping bids besides J&E Landscaping. Dottie will reach out to 2-3 other companies and get bids. The Board will review the bids and can make a decision at the April meeting.

OTHER BUSINESS (Cont'd.):

Chris will be calling the health department on a house on the 4100 block of Lincoln. Gordon also mentioned that he called DuPage Bldg. and Zoning about his next door neighbor. Spoke with the code enforcer – this house has multiple violations. Building & Zoning's phone number is 630-407-6500.

Chris reminded the guys that spring hydrant flushing is at the end of next month.

The 3 day water incident that occurred on the 4000 block of Williams raised a red flag. Because of what the neighbors had to go through during this episode and there was nothing that the Board was able to do, Nancy pointed out that there is nothing written in our Rules & Regulations about an emergency water shut off. Nancy made a motion to add to the Rules & Regulation in Article 8, *"any leaks coming from a residential property, home or commercial business must be repaired in a reasonable amount of time as determined by LPHOA. If the leak becomes a safety issue or is effecting another residential property or commercial business, LPHOA can terminate the water service to the leaking property with a B-Box key, until necessary repairs are completed by the Homeowner or Commercial Business Owner. The Health Department will also be notified."*

A vote around the room was as follows: Nancy, yes; Dottie, yes; Janice, yes, Joe, yes; Jeff, yes and Tom, yes.

Since there was no other business to discuss, the meeting was adjourned at 8:32 p.m. on motion made by Dottie Lipe seconded by Tom White.

Respectfully Submitted,



Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNERS ASSOCIATION