

**LIBERTY PARK HOMEOWNERS ASSOCIATION  
REGULAR MEETING  
August 1, 2019**

The regular meeting of the Liberty Park Homeowners Association was called to order by Vice President, Dottie Lipe, on Thursday, August 1, 2019 at 7:05 p.m.

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

Sergeant at Arms: Gordon Molitor was in attendance.

Employee: Sean Burton and Ed Collins were present.

There were ~~no~~ corrections to the July minutes. The minutes of the Board meeting were accepted as written on motion of Tom White, seconded by Nancy Tannahill.

**TREASURERS REPORT**

Nancy Tannahill reported that checks written for the month of July included Building and Improvements of \$420.00; Bulletin, Print and Postage of \$489.04; Maint. of Property of \$875.00; Maint of System Labs & Chemicals of \$1,069.24; ,864.45; Misc. Other for \$10.00; Payroll of \$1,455.39; Payroll Expenses of \$126.93; Reimbursement of Officers and Directors of \$135.69; Reimbursement of Officers and Directors Phone of \$11.80; Office Supplies of \$35.99; AT&T of \$75.62; Com Ed of \$399.60 and \$248.50; DG Sanitary Dist. of \$79.65; Groot of \$37.73; Metro PCS of 30.00; and Nicor of \$39.06 and \$34.68.

The beginning balance is \$7,568.57 – ending balance is \$18,817.41. Check numbers 3436 to 3463 were written and approved by Janice Collins, seconded by Joe Bristow.

Nancy mentioned that the delinquent letters will go out on August 16<sup>th</sup> and the shut-off date will be August 25<sup>th</sup>. The Pekin Audit was completed on July 21<sup>st</sup> and on July 24<sup>th</sup> the Semi-Annual Audit was done and was satisfactory. Nancy is working on a list of contractors and also sent out two information letters.

**VICE PRESIDENT'S REPORT**

Dottie Lipe reported that for the month of July, the Community Building was used for a homeowner's meeting, an audit, a planning committee meeting and parking lot usage.

Dottie monitored the subdivision, Community Bldg. checks and pumphouse checks. Dottie also monitored for Janice while she was out of town. Dottie also contacted Winkler in Bellwood and Vidito's Tree Experts for estimates on the pine tree removal. Dottie also sent two welcome letters to 3818 and 4029 Park.

**SECRETARY'S REPORT**

Janice Collins reported monitoring the subdivision, did pumphouse checks, Community Bldg. checks and sent two water violation letters.

### **FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT**

Sean Burton reported that for the month of July Well #3 was in service with a pumpage of 2,302,000 gallons and a run time of 142 hours. Pumpage for July of 2018 was 2,501,000 gallons.

Total pumpage for the year is 16,065,000 gallons as compared to 15,130,000 gallons for the same period in 2018.

June in-field samples were in on time and back satisfactory.

Sean reported weekly monitoring, daily pumphouse checks and readings.

### **SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT**

Ed reported doing neighborhood monitoring, pumphouse checks, readings and Community building checks. Ed also met with 4 vendors regarding the generator to obtain bids for a new generic generator. Ed also met with Jeff Kwasny to check the A/C unit at the CB. They did not detect a leak. Ed will pick up insulation for the 3/4" pipe for the A/C unit and will have that done before the Sept. meeting.

### **TRUSTEE'S REPORTS**

Joe Bristow reported pumphouse checks and weekly monitoring.

Jeff Kwasny reported pumphouse checks and weekly monitoring. As Ed mentioned, the A/C unit was checked, it cools the CB fine but may be low on Freon. The A/C unit is not set up correctly – the return is sitting on the floor which should be higher. Jeff recommended having Hoekstra come back out and have them put the leak detector on to see if there is a leak.

Tom White reported weekly monitoring and pumphouse checks.

Gordon Molitor reported monitoring the neighborhood and pumphouse checks.

### **PRESIDENT'S REPORT**

Chris Hohe was absent but Nancy Tannahill did bring up a few items that needed to be discussed.

Tank cleaning: ProDive is now JB Brennan and they have not sent back with a proposal. Northern Divers sent a proposal to clean the tanks at a price of \$7,600 which would include extras. Northern Divers will not do the tank cleaning unless they can replace the two 18" access covers with two 30: access covers This extra would be \$2,566.00 In 2016 we paid Northern Divers \$4,600.00. Janice will reach out to other companies for additional pricing.

The Electrical Board at the PH was mentioned. Cattaneo Electric Co. out of Darien submitted a quote not to exceed \$500.00. LPHOA has their COI and W/O already. Nancy Tannahill made a motion to hire Cattaneo Electric to connect the existing booster pump to the control panel - Booster #2. All were in favor, the motion passed.

## OTHER BUSINESS

Jackie Bartasis, former Board President, was in attendance and questioned the newsletters, such as printing, distribution and putting them in a 3 ring binder. Discussion was that Janine was not involved any longer and who was keeping the bulletins. The consensus of the Board was that newsletters are all digital and that paper copies were taking up space.

The A/C unit was brought up again. Hoekstra is recommending that the filter be changed every month. The Board felt that once a quarter may be sufficient. Ed will check to see if there is even a filter in the A/C unit. Nancy Tannahill made a motion for Dottie to call Hoekstra back out to do Option #2. All were in favor, no one opposed.

Jackie Bartasis was in attendance and wanted to know who we are looking into purchasing a new generator. She was told that the EPA is requiring that we get a permanent outdoor generator since the one we have is not in compliance. Ed has been diligent in getting generator bids and has given them to the Committee.

Booster #2 was brought up and why the change. Jackie Bartasis was told that Booster #2 has a variable speed and was recommended by Prairie State.

The lack of funds available to take care of replacing the 4 valves by the pumphouse, tank cleaning, water main breaks, etc. was open for discussion. Nancy stated that after increasing the quarterly assessments in January of this year, we have literally cut back on so many expenses. At the last meeting the park was mentioned and how it's never used - the park may be an option with a developer or possibly Zazzo's to expand their parking lot. Different options on ways to replenish monies instead of slapping residents with a special assessment. Nancy found the deed to the park, which was debated on whether Liberty Park had the right to sell it or not. Jackie stated that we can never sell the park. After looking through all sorts of paperwork, Nancy found that LPHOA paid \$20,000 for Block 19, lot 1, 2 & 3 of the park with a closing date of June 1986.

There is more information to be located and this subject was tabled for a future meeting. Just to be clear, the Board is in the beginning stages of talking about different options to replenish our funds. Regardless what may be on the table, the residents of Liberty Park will need to vote on that.

Dottie Lipe brought up the dead pine just North of the CB. A quote from Winkler Tree for \$485.00 to remove the dead pine and include stump grinding as well as removing the red asked in the park for an additional \$540.00. Davey Tree's quote came in at \$520 for the pine tree removal and Ed received a quote from Divito for \$675.00 for pine tree removal, haul away and stump removal.

Tom White has a friend who is an arborist and they have offered to take down the dead pine. Would need to rent a lift and a stump grinder. After further discussion the vote around the table was to hire Winkler Tree; Janice, yes; Joe, yes, Jeff yes, Tom, yes and Dottie, yes. A motion was made to use Winkler Tree to remove the pine tree for \$465.00 and to include stump grinding.

Since there was no other business to discuss, the meeting was adjourned at 8:38 p.m. on motion made by Dottie Lipe seconded by Janice Collins.

Respectfully Submitted,



Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNERS ASSOCIATION