

**LIBERTY PARK HOMEOWNERS ASSOCIATION**  
**REGULAR MEETING**  
**July 11, 2019**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, July 11, 2019 at 7:05 p.m.

Present were Board members Chris Hohe, Nancy Tannahill, Tom White, Jeff Kwasny, Joe Bristow and Janice Collins. Dottie Lipe 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 June 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 June included Bulletin, Print and Postage of \$692.59; Maint. of Property of \$750.00; Maint of System Labs & Chemicals of \$61.00; Maint. System – Other of \$14,864.45; Misc. Other for \$10.00; Payroll of \$1,066.50; Payroll Expenses of \$93.06; Reimbursement of Officers and Directors of \$81.20; Reimbursement of Officers and Directors Phone of \$11.80; Office Supplies of \$22.00; Other Supplies of \$39.73; Taxes, Prof. Fees, Insurance of \$4,739.00; AT&T of \$75.62; Com Ed of \$437.51 and \$279.83; Groot of \$37.73; Metro PCS of 30.00; and Nicor of \$38.81 and \$35.48.

The beginning balance is \$27,986.79 – ending balance is \$7,568.57. Check numbers 3410 to 3435 were written and approved by Janice Collins, seconded by Joe Bristow.

Nancy reported working on the Pekin Audit, sent one information letter and sent a certified letter to the EPA on June 10<sup>th</sup>. Caprice was contacted to come up with a date for the Semi-annual audit.

On July 1<sup>st</sup>, met with Hoekstra to look at the A/C unit at the CB. It is low on refrigerant. It was determined that we may have a possible leak. Hoekstra can do a leak detection on the unit for \$250.00 plus refrigerant. We actually have 3 options; leave the A/C unit as it is for now, get someone to locate the leak and seal it or replace the entire unit. The unit is 19 years old and still uses R-22. Jeff Kwasny volunteered to check the unit for a possible leak, Ed Collins is willing to assist. Chris can get his hands on R-22 if it is needed.

While Hoekstra was out, he changed the furnace filters, which hadn't been changed in 3-4 months. These filters need to be changed once a month, which can be done by any of the Board members.

### **VICE PRESIDENT'S REPORT**

Nancy Tannahill reported in Dottie Lipe's absence that for the month of June, the Community Building was used for a homeowner's meeting, a block party planning party and a Liberty Park work committee meeting. Bunco party was cancelled. Dottie monitored the subdivision, Community Bldg. checks and pumphouse checks. Dottie met Joshua Tree Care with Nancy to obtain the COI. He does not carry Workers Comp. Dottie also sent 1 welcome letter to 4023 Liberty. Had Hoekstra come out to check the A/C and found to be low on refrigerant. This unit is nearing the end of life. Repairs are likely expensive. Consider replacement. Use as is. Called Davey in Burr Ridge for removal of pine tree. They will be out at 9:00 a.m. on July 16<sup>th</sup>. Vidito not returned call yet.

## **SECRETARY'S REPORT**

Janice Collins reported monitoring the subdivision, monitored for Dottie while she was out of town, did pumphouse checks and Community Bldg. checks. Sent three water violation letters for acct#222, 037 and 113 and one garbage letter to the 3900 block of Washington. 4001 Liberty Bldg. their b-box has not been looked at or repaired/replaced.

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

Sean Burton reported that for the month of June Well #2 was in service with a pumpage of 2,254,000 gallons and a run time of 181.7 hours. Pumpage for June of 2018 was 2,095,000 gallons.

Total pumpage for the year is 13,763,000 gallons as compared to 12,629,000 gallons for the same period in 2018.

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

Sean reported weekly monitoring, pumphouse checks and readings and helped when we have a power failure.

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

Ed reported doing neighborhood monitoring, pumphouse checks, readings, Community building checks. Was present for the power outage assisting with the generator. Ed also took down the shelving at the PH and mounted it on the other wall. After the recent Committee meeting, he was asked to get bids for a new generator. Ed has obtained one bid so far and is meeting with other companies this week.

## **TRUSTEE'S REPORTS**

Joe Bristow reported pumphouse checks and weekly monitoring.

Jeff Kwasny reported pumphouse checks and weekly monitoring. Also assisted in helping with the generator during the recent power outage.

Tom White reported monitoring and pumphouse checks.

Gordon Molitor reported monitoring the neighborhood, pumphouse checks and helped with the generator.

## **PRESIDENT'S REPORT**

As reported, we had a power failure or power surge on Cass Avenue, which affected a portion of our subdivision. The generator was pulled out. Went on DG water at 2:30 in the afternoon, their pressure never drops, it stays consistent. We went back on our system at 7:00 a.m. on Sunday. Chris received several phone calls about discolored water and explained to them that they need to drain their hot water tank. Chris also wanted Joe Ferrel to be aware of LPHOA connecting to DG water.

### **PRESIDENT'S REPORT (Cont'd.)**

Chris spoke with David Mooney about Liberty Park using their water and settling up with them. We used DG water for 14 hours. Prairie State needs to look at Booster #1 to see if it is operating correctly. Chris also did a locate 3901 Park since the owner was leaving for out of town for a while and wanted to make sure his B-Box was operational.

The 5 gallon paint for the Pumphouse was donated by Chris Hohe. Mr. Murphy has a sprayer, Tom White may also have some tool to apply the paint.

Chris talked to Northern Divers about the cleaning and tank lining and also spoke with Joe Ferrel to see if he knew of any companies who did this sort of thing. Joe does know of some companies and this information if forthcoming. Chris has reached out to ProDive as well as Tecorp for tank lining.

Chris Hohe reported last month that Booster #2 was replaced but we need to get an electrician to do some work inside the box. The electrician, Nate that was willing to do the work for not more than \$600.00 does not carry the proper insurance. Chris made a call to Lamplighter Electric, he is not interested in doing the work, called JJ Electric several times, with no response back from them.

Ed Collins suggested calling Hanes Electric Inc. Ron Hanes at 630-653-2416.

### **OTHER BUSINESS**

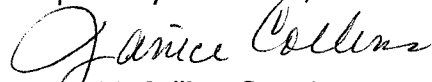
Nancy Tannahill suggested that we look into selling the park and use that money for the pumps, valves and taking care of our aging system. 2 tanks approx. \$110,000 each for repairs and now including the Electronic board having problems. We have to look at a back-up plan since we can't count on getting grants. Chris did not think selling the park land would be a good idea. Discussion ensued with negative and positive comments. Ed suggested a builder or developer may be interested in the property. Tiffany Binks stated that Zazzo's may want to purchase the land for extra parking. We would need to look at our governing documents and some detailed research would be needed before we even bring this topic up again.

The new Owner at 3916 Washington Street was in attendance, who had several questions about our water system and the operation of it and who all is involved in checking the pumphouse, chemicals, etc. All questions were answered in detail. Another question was raised about why this area is not listed as a flood area since her house flooded from the recent heavy rain. Not all homes took on water.

Another Homeowner from the 3900 block was questioning the sewer across the street and why it's not taking in water as it has in years past. Both Owners were told to contact Downers Grove Township.

Since there was no other business to discuss, the meeting was adjourned at 8:10 p.m. on motion made by Janice Collins seconded by Joe Bristow.

Respectfully Submitted,



Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNERS ASSOCIATION