

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

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, November 7, 2019 at 7:08 p.m.

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

Sergeant at Arms: Gordon Molitor was in attendance.

Employee: Ed Collins was present. Sean Burton absent.

There was one addition to the October minutes. Under Other Business along with putting the Rules and Regulations on the website, we would need to add the By-Laws as well. The minutes of the Regular meeting were accepted as corrected on motion of Dottie Lipe, seconded by Joe Bristow.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of October included Building and Improvements of \$420.00; Bldg. & Improvements of Property \$500.00; Maint of System Labs & Chemicals of \$40.00; Supplies of \$3,455.89; Maint. of System Other of \$7,827.56; Refund of \$133.00; Misc. Other of \$125.00; Returned Check Fee of \$15.00; Payroll of \$1,199.88; Payroll Expenses of \$104.69; Reimbursement of Officers and Directors of \$76.56; Reimbursement of Officers and Directors Phone of \$11.80; AT&T of \$76.06; Com Ed of \$372.18 and \$235.90; DG Sanitary of \$81.60; Groot of \$41.50; Metro PCS of 25.50; and Nicor of \$42.60 and \$35.71.

The beginning balance is \$2,925.17 – ending balance is \$6,186.22. Check numbers 3517 to 3542 were written and approved by Janice Collins, seconded by Dottie Lipe.

Nancy sent out 3 information letters, fixed the camera system at the pumphouse and community bldg. A letter was received from Culligan about purchasing our water system again. Nancy brought up posters from Quick Books in the amount of \$87.99. This is less expensive than other companies. Janice made a motion to approve the \$87.99, Tom White seconded the motion. All were in favor.

Nancy wanted to revisit the business credit card that is offered through the bank. It would be beneficial to have this card because there were several instances that a check needed to be written for a vendor, when in fact, a business credit card would have worked out better.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of October, the Community Building was used for a homeowner's meeting, a baby shower and a pumpkin painting party.

Dottie monitored the subdivision, Community Bldg. checks and pumphouse checks. Dottie sent a welcome letter to 3917 N. Washington.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, did pumphouse checks and Community Bldg. checks. Was also present for pumpkin painting and went to 4104 Washington for the realtor's open house earlier today.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported in Sean Burton's absence that for the month of October Well #2 was in service with a pumpage of 1,911,000 gallons and a run time of 155.8 hours. Pumpage for October of 2018 was 1,877,000 gallons.

Total pumpage for the year is 22,243,000 gallons as compared to 21,426,000 gallons for the same period in 2018.

September and October in-field samples were in on time and back satisfactory.

Sean reported weekly subdivision checks, daily pumphouse checks and readings, took samples to the EPA and helped at the recent main break.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed reported doing neighborhood monitoring, pumphouse checks, readings and Community building checks. Ed was also present at the main beak, was at the pumphouse monitoring during the mini flush and helped at the pumpkin painting event.

TRUSTEE'S REPORTS

Joe Bristow reported pumphouse checks and weekly monitoring. Joe was at the main break and helped when the mini flush took place.

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Tom White reported monitoring the subdivision and pumphouse checks.

Gordon Molitor reported monitoring the neighborhood and pumphouse checks. Also participated in the mini flush.

PRESIDENT'S REPORT

Chris Hohe reported that the chlorine reading was off, so Hawkins was called out on the 10th did an inspection and cleaned the check valve. Everything is working just fine now. We should be receiving the bill for this.

The mini flush was done on the 11th. Thanks to Gordon, Joe, Steve, Ed and Sean for their participation.

PRESIDENT'S REPORT (Cont'd.)

Chris did a locate at 4029 N. Park. The new owners wanted to get their b-box checked before the winter.

Pumpkin Painting was on Sunday, October 27th from 11:00 a.m. until 1:00 p.m. Chris picked up pumpkins and donated them for the event. We had approx. 15 children.

Chris left packets at the PH for all Board members to review to be discussed at this meeting. Chris received a phone call from Ed who works for Engineering Solutions. It appears that the mayor of Westmont does not like the semi trucks unloading cars on Ogden for the car dealers because it's an eyesore. He has now instructed Engineering Solutions to draw up a plan to widen Washington and Liberty and the trucks can unload on Parkway which will be 36 feet wide with sidewalks on both sides. They have to get a variance from the state first before they start putting in curbs and sewers.

Chris was told this is a done deal and supposed to start this year.

We have a fire hydrant behind Sherwin Williams and Westmont would move it for us and put a new one in. Our fire hydrant is in the easement right now.

The basketball court will be affected – the South hoop is not even on our property and if the sidewalk is put in, we will need re-configure the basketball court. Chris has a few names of people we can write to expressing our concern with the unloading of vehicles on Parkway. There is no meeting, but street improvement may be moving forward. We can write a letter on our letterhead voicing our displeasure about all of this.

Gordon brought up that kids play in the park – where is the safety in that. Nancy suggested putting a no left turn sign, Joe suggested putting a weight limit sign. Ed mentioned the school buses pick up and drop off children in that area which poses a safety concern. Who owns that road? It's not Westmont, but possibly DuPage County owns this road. Janice suggested putting this information on the website or facebook page so that residents know what's going on. Chris went to the township office and was told this road was Westmont. Nancy will put this information on the website and facebook page so residents are informed.

The boat that was stored in the driveway of the 4100 block of Washington has been moved.

Andy from DG Township finally repaired the street from the main break on Liberty and then we had another main break in the same area. Uno was called out. Ed, Steve and Nancy were available. Chris was informed by Mr. Noreaga that we need a permit to repair the street going forward.

With regards to the recent main break on Liberty, Nancy suggested that we need someone always available in the subdivision – possibly Steve or Ken and put them on the payroll for their time during main break situations. A vote around the Board was yes by all members, no one opposed. Chris will make an extra set of keys for the PH.

Board members need to start checking the bucket in the garage. J&E Landscaping submitted a proposal for snow removal. They have kept their price the same for the past several years. Janice made a motion to accept J&E's snow proposal, Tom seconded it, all were in favor. Motion carried.

Santa's Workshop is Sat. Dec. 14. Santa & Mrs. Claus will be there. Volunteers are needed to decorate the tree and the inside of the Community Bldg. A date of Sunday, December 1st around 11:00 a.m. was chosen. Tom, Tiffany, Chris, Ed and Jan volunteered.

OTHER BUSINESS

A resident was in attendance, who owns a couple of houses in Liberty Park and wanted to attend this meeting. He had no complaints whatsoever, but wanted to hear what was going on in the subdivision. His comment was that he is very happy with the way things are handled and complimented the Board on a great job.

This evening is the annual election. Up for election this year is Vice President, Treasurer and Trustee. Tom is up for election; Joe is up for election because he was appointed in 2019. Melissa Logiurato accepted the Treasurer's position and will be doing the billing portion; Nancy will continue with the financial end of the position. Since Melissa is not here, she will need to be appointed. Nancy will meet with Melissa to show her what is expected in that position. Melissa will be elected in 2020. These positions take place on January 1, 2020.

The LPHOA Secretary cast a unanimous vote that the following eligible members have been elected or appointed to office: Tiffany Binks, VP; Melissa Logiurato, Treasurer; Joe Bristow, Trustee and Tom White, Trustee.

Nancy recommended that Tiffany get acclimated working with Chris on the bulletin and get familiar with the facebook page and website. Chris, Nancy and Tiffany will be meeting on Dec. 12th at 7:00 p.m. to go over the above.

Since there was no other business to discuss, the meeting was adjourned at 8:14 p.m. on motion made by Janice Collins seconded by Dottie Lipe.

Respectfully Submitted,


Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNERS ASSOCIATION