

**LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
October 3, 2019**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, October 3, 2019 at 7:11 p.m.

Present were Board members Chris Hohe, Dottie Lipe, Nancy Tannahill, Jeff Kwasny, Joe Bristow and Janice Collins. Tom White 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 September minutes. The minutes of the Regular meeting were accepted as written on motion of Dottie Lipe, seconded by Nancy Tannahill.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of September included Bulletin, Print & Postage of \$605.32, Building and Improvements of Property of \$840.00; Maint of System Labs & Chemicals of \$1,306.62; Maint. of System Other of \$21,822.00; Memorial of \$25.00; Misc. Refund of \$96.00; Payroll of \$1,255.57; Payroll Expenses of \$109.52; Reimbursement of Officers and Directors of \$163.56; Reimbursement of Officers and Directors Phone of \$11.80; AT&T of \$76.06; Com Ed of \$404.38 and \$275.73; Groot of \$37.73; Metro PCS of 30.00; and Nicor of \$37.45 and \$34.89.

The beginning balance is \$28,448.69 – ending balance is \$2,925.17. Check numbers 3487 to 3516 were written and approved by Janice Collins, seconded by Dottie Lipe.

Nancy sent out 1 information letter and also contacted Joan Young from Snyder Insurance regarding the Pekin Audit. We received a refund of \$244.00

VICE PRESIDENT'S REPORT

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

Dottie monitored the subdivision, Community Bldg. checks and pumphouse checks. Dottie received a response from Hoekstra. They have no Saturday appointments for A/C checks until the Spring of 2020. Since the BOD agreed that Jeff Kwasny would meet with the service man, Dottie cancelled the request with Hoekstra. The Pine tree came down and grounded on September 7th.

After further consideration, Dottie has decided to step down and not run for re-election for the Vice President's position.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, did pumphouse checks and Community Bldg. checks.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Sean Burton reported that for the month of September Well #3 was in service with a pumpage of 1,901,000 gallons and a run time of 120.8 hours. Pumpage for August of 2018 was 2,192,000 gallons.

Total pumpage for the year is 20,332,000 gallons as compared to 19,549,000 gallons for the same period in 2018.

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

Sean reported weekly subdivision checks, daily pumphouse checks and readings and did a special E-coli test for the EPA.

Sean was also present for the tank cleaning earlier today. Sean had show and tell samples of items found at the bottom of the tanks during the cleaning process. Other samples of materials from the sides of the tanks. Sediment on the East tank was towards the pumphouse, the West tank was deeper and sediment was at the North end. Sean suggested being pro-active to have tank cleaning done every two years.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed reported doing neighborhood monitoring, pumphouse checks, readings and Community building checks. Ed was also present for the tank cleaning today. We will receive before and after video of the tank cleaning process.

TRUSTEE'S REPORTS

Joe Bristow reported pumphouse checks and weekly monitoring. Joe read the commercial meters and was at the Pumphouse for the tank cleaning today.

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Gordon Molitor reported monitoring the neighborhood and pumphouse checks. Gordon also took the trash cans out to the street for pick up. It appears that someone threw concrete chunks in our cans.

PRESIDENT'S REPORT

Chris Hohe reported that on September 10, he was passing by the Lipe residence and Ken happened to be outside. Since we still have an issue with Booster #1, Ken offered to accompany Chris to the pumphouse and take a look. Relays needed to be switched out but when they were put in, all the lights went red. The relays were bad and Chris will order more relays.

As previously mentioned, tank cleaning started at 9:00 a.m. and was completed at 3:00 p.m. today. Chris was also present during the tank cleaning today. AquaTek does golf course tanks and this is only the 2nd time doing tanks such as ours. All BOD present were very pleased with Garth Lloyd and his crew doing the tank cleaning.

Pumpkin Painting will be on Sunday, October 27th from 11:00 a.m. until 1:00 p.m. Chris will find the paints, brushes and smocks. Chris will pick up pumpkins and donate them for the event.

PRESIDENT'S REPORT (Cont'd.)

Chris had called Andy Anderson at Downers Grove Township on Sept. 19th about taking care of repairing the street at 40th and Park. Downers Grove Township put more stone in the street until they could make the final repair, which was done today.

On September 20th Chris received a call from Noriel Noriega from the Village of Westmont Public Works Dept. He wanted to know when we will repair the main break that happened at 4120 Liberty. Chris asked if the Village could take care of it, but was told they didn't have the manhours or time to do it. Chris then contacted Andy Anderson who said he would be out to take a look and possibly make the repair. This repair was also done today. A big thanks to Andy Anderson and Downers Grove Township for their assistance.

Chris stated that he picked up sleeves, copper tubing and one main valve. Made sure that we have Pumpkin Painting and Santa's Workshop on the calendar to secure the Community Bldg.

During a past meeting, it was brought up that the CCR Report was incorrect and that LPHOA had a lead violation. This is untrue. We mailed the information to the EPA and they either never received it or lost it, this violation was not a lead or sample issue. Therefore, we now send all paperwork certified mail.

OTHER BUSINESS

Tiffany Binks was present at this meeting and had a question relating to the tank cleaning that occurred today. Is our water tested and how often? Sean replied that our water is tested every month and comes back okay. The tank cleaning found mineral deposits today and that is specifically why we put phosphate in our water to neutralize the deposits.

It was brought up that the Rules and Regulations and fees should be put on our website. All members in attendance were asked how they felt about putting this information on the website, making it accessible to all homeowners. All in attendance were in agreement that the Rules and Regulations as well as fees will be put on the website.

The Nominations Chairman, Tiffany Binks called everyone who is eligible to run for office. There are three positions up for election this year, VP, Treasurer and Trustee. Nancy stated she would continue to do the financials and Tiffany would be the Treasurer and do the billing. However, Tiffany would like to run for the Vice President's position instead. Since Jeff Kwasny was Sr. Trustee last year and Joe Bristow filled in this year for Tom White both Joe and Tom are up for election. Joe has to be elected this year along with Tom because Joe was appointed in 2019. Joe will run for re-election in 2020 for 2021. Jeff is doing 2018, 2019 and 2020 then the 4th year Jeff is appointed for 2021. In 2021 Jeff will run for re-election for 2022.

Mr. Murphy was in attendance and stated that after research, LPHOA does not qualify for any aid from the county. He did check today with the Dept. of Agricultural, who gives money for loan and grants up to 75% of the cost. Since Liberty Park has less than 5,000 residents, we are eligible for a development grant. Mr. Murphy will do more research.

Since there was no other business to discuss, the meeting was adjourned at 7:59 p.m. on motion made by Janice Collins seconded by Joe Bristow.

Respectfully Submitted,


Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNERS ASSOCIATION