

**LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
September 5, 2019**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, September 5, 2019 at 7:06 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 were corrections to the August minutes. The electrical Board at the PH was not to exceed \$500 not \$600 by Cattaneo Electric and a few type-os. The minutes of the Board meeting were accepted as corrected on motion of Nancy Tannahill, seconded by Dottie Lipe.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of August included Building and Improvements of \$65.00;; Maint of Property of \$625.00; Maint of System Labs & Chemicals of \$79.00; Maint. of System Other of \$4,793.22; Payroll of \$1,193.00; Payroll Expenses of \$104.13; Reimbursement of Officers and Directors of \$66.12; Reimbursement of Officers and Directors Phone of \$11.80; Tax Preparation of \$500.00; AT&T of \$76.44; Com Ed of \$448.45 and \$226.75; Groot of \$37.73; Metro PCS of 30.00; and Nicor of \$37.32 and \$34.66.

The beginning balance is \$18,817.41 – ending balance is \$28,448.69. Check numbers 3464 to 3486 were written and approved by Janice Collins, seconded by Tom White.

Nancy sent out 13 delinquent letters. Received the bill from Uno on the first recent main break which was \$5,735.00, the second main break was \$13,087. Total bill was \$18,822 – that's why we needed to transfer monies. The bill from Cattaneo was \$1,295.00. This was to do the electrical work for Booster #2.

Nancy mentioned that she will not be seeking re-election when the Treasurer's position is up.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of August, the Community Building was used for a homeowner's meeting.

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 to cut down the pine tree. We are on their schedule so the pine tree will come down.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, did pumphouse checks, Community Bldg. checks and sent two water violation letters. Also monitored for Dottie when she was out of town. Janice

contacted Garth Lloyd from AquaTek. He met with Chris and myself to look at the tanks. This company does the same thing as ProvDive now JB Brennan and Northern Divers. AquaTek's price is reasonable.

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FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported in Sean Burton's absence that for the month of August Well #2 was in service with a pumpage of 2,366,000 gallons and a run time of 178.4 hours. Pumpage for August of 2018 was 2,227,000 gallons.

Total pumpage for the year is 18,431,000 gallons as compared to 17,357,000 gallons for the same period in 2018.

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

Sean reported weekly monitoring, daily pumphouse checks and readings and was also available during the main breaks.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed reported doing neighborhood monitoring, pumphouse checks, readings and Community building checks. Ed was also present for several of the main breaks and installed insulation for the 3/4" pipe for the A/C unit.

TRUSTEE'S REPORTS

Joe Bristow reported pumphouse checks and weekly monitoring. Joe did B-box checks, had one shut-off and was available during some of the main breaks.

Jeff Kwasny reported pumphouse checks and weekly monitoring. He was available for the 3 main breaks.

Tom White reported weekly monitoring and pumphouse checks.

Gordon Molitor reported monitoring the neighborhood and pumphouse checks. Gordon was available to accepted the chemical delivery at the pumphouse.

PRESIDENT'S REPORT

Chris Hohe reported Cattaneo Electric was out to connect the existing booster pump to the control panel – Booster #2. Met with Garth Lloyd from AquaTek as Janice reported. He did submit his proposal to clean both tanks in the amount of \$5,000. A vote around the Board was as follows. Dottie, yes; Nancy, yes; Tom, yes, Jeff, yes; Joe, yes and Janice, yes. The vote was unanimous. Janice will send over the signed proposal and get the tank cleaning scheduled.

Chris reported on the main breaks in detail. On August 23rd, there was a main break on Washington, then on the 24th, another one in the 4000 block of Washington. The 3rd was at 3806 Washington and then 40th and Park in the Street. Yesterday we had a main break at 3816 Liberty. Uno made all of the repairs.

PRESIDENT'S REPORT (Cont'd.)

We are running low on sleeves and Chris will place an order. Chris also called Andy to see if they would be able to take care of repairing the street at 40th and Park. Prairie State came out to finish the hook up on Booster #2. Right now we are having a problem with Booster #1 – it will not turn off therefore Booster #1 is off line right now. It was running between 40 and 60 PSI.

OTHER BUSINESS

Jackie Bartasis, brought up the CCR report and the correction that needs to be made regarding the lead violation. Chris didn't have the information with him, but will look into it. The resident was concerned about lead and called Jackie for answers. The Board suggested that the resident come to the next meeting in order to get educated.

Ken Lipe mentioned it could be the timers which is why the Booster is not working properly.

Dottie reported that Hoekstra was called to find the leak, fix it then put Freon in the A/C system at the Community Bldg.

Since there was no other business to discuss, the meeting was adjourned at 7:59 p.m. on motion made by Dottie Lipe seconded by Jeff Kwasny

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION