

**LIBERTY PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 7, 2020**

The Board of Directors meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe on Thursday, May 7, 2020 at 7:01 p.m. via Zoom.

Present were Board members: Chris Hohe, Tiffany Binks, Molly Burton, Tom White, Jeff Kwasny, Joe Bristow and Janice Collins. A quorum was present.

Sergeant at Arms: Gordon Molitor was not present.

Employees: Sean Burton and Ed Collins were absent.

There were no corrections to the March minutes.

The minutes of the March Board meeting were accepted as written on motion by Joe Bristow, seconded by Molly Burton.

**DELINQUENTS:**

Molly Burton reported that for the month of March there were a total of 38 delinquent accounts between the \$100.01 to \$199.99 range for a total of \$4,301.45. In the \$200.00 and over range, there are no delinquent accounts. There is 1 delinquent commercial account in the amount of \$280.50 and two shut-offs in the amount of \$1,221.15.

For the month of April there were a total of 13 delinquent accounts between the \$100.01 to \$199.99 range for a total of \$1,460.75. In the \$200.00 and over range, there are 19 delinquent accounts for a total of \$4,085.33.. There are 3 delinquent commercial accounts in the amount of \$470.09 and two shut-offs in the amount of \$1,321.15.

**TREASURERS REPORT:**

Molly Burton reported that for the month of March the Bank Financial Security Deposit account total is \$4,590.55. The Building and Improvement account is \$105,977.29. Total savings is \$110,567.84.

The checking account balance is \$4,016.68. Our net worth, including the checking and savings accounts, shows our total assets to be \$114,584.52.

The beginning balance is \$25,867.75 – ending balance \$4,016.68. Check numbers 3645 to 3668 were written and approved by Joe Bristow, seconded by Janice Collins.

Checks written for the month of March included Bldg. & Improvements of \$250.00; Computer and Internet of \$99.00; Maint. of Property \$210.00; Maint of System Labs & Chemicals of \$1,022.63; Maint. of System Other of \$19,817.50; Payroll of \$2,195.58; Payroll Expenses of \$194.85; Reimbursement of Officers and Directors of \$447.13; Taxes, Prof. Fees, Insurance of \$975.00; AT&T of \$302.42 and Groot of \$41.50.

For the month of April the Bank Financial Security Deposit account total is \$4,590.55 after interest of \$3.09. The Building and Improvement account is \$105,977.29 after interest of \$67.61. Total savings is \$115,158.39.

The checking account balance is \$20,579.4. Our net worth, including the checking and savings accounts, shows our total assets to be \$131,147.28.

### **TREASURERS REPORT (Cont'd.):**

The beginning balance is \$4,016.68 – ending balance \$20,579.44. Check numbers 3669 to 3687 were written and approved by Janice Collins, seconded by Tom White.

Checks written for the month of April included Bank charges of \$15.00; Bldg. & Improvements of \$420.00; Bulletin, Print & Postage of \$468.74; Computer and Internet of \$18.00; Maint of System Labs & Chemicals of \$375.00; Payroll of \$456.80; Payroll Expenses of \$40.54; Reimbursement of Officers and Directors of \$60.95; Office Supplies of \$11.32 and Supplies Other of \$384.48; ComEd of \$564.02 and \$249.56, DG Sanitary of \$81.60; Groot of \$41.50, NiCor or \$175.26 and \$200.68.

Delinquent letters will go out on May 21<sup>st</sup> and shut-off ate is be the 28<sup>th</sup>.

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

Tiffany Binks reported that for the month of March and April the Community Building was not used because of COVID-19. Tiffany did pumphouse and Community Bldg. checks, monitored the subdivision and three welcome letters.

### **SECRETARY'S REPORT**

Janice Collins' reported for the months of March and April, three information letters were done, a few garbage letters, monitored the subdivision, PH and CB checks.

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

Janice Collins read Sean Burton's reported that for the month of March Well 3 was in service with a pumpage of 2,474,000 gallons and a run time of 157.3 hours. Pumpage for March of 2019 was 2,419,000 gallons.

Total pumpage for the year is 6,340,000 gallons as compared to 6,564,000 gallons for the same period in 2019.

February in-field samples were in on time and back satisfactory. Weekly monitoring and pumphouse checks.

Janice Collins read Sean Burton's reported for the month of April, that Well 2 was in service with a pumpage of 1,889,000 gallons and a run time of 173.2 hours. Pumpage for April of 2019 was 2,499,000 gallons.

Total pumpage for the year is 8,229,000 gallons as compared to 9,063,000 gallons for the same period in 2019.

March in-field samples were in on time and back satisfactory. Weekly monitoring and pumphouse checks.

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

Janice Collins read Ed's report – for the month of March he was present for the main break, did pumphouse and community bldg. checks and neighborhood monitoring. For the month of April Ed was present for the main break on Washington Street,, monitored the subdivision, did PH, CB checks and while walking the dogs, picked up trash at the park.

## **TRUSTEE'S REPORTS**

Joe Bristow reported for the month of March, he did pumphouse checks, weekly monitoring and b-box checks, also was present for the main break. For the month of April, Joe did pumphouse checks and neighborhood monitoring.

Tom White reported monitoring the subdivision and pumphouse checks for the month of March. In April monitored the neighborhood and pumphouse checks.

Jeff Kwasny reported for the month of March did pumphouse checks, weekly monitoring and a locate. For April did monitoring and pumphouse checks.

## **PRESIDENT'S REPORT**

For the month of March, Chris Hohe reported several main breaks; 3906 Washington on march 5<sup>th</sup>, March 6, 3824 Park 39<sup>th</sup> & Williams and 3906 Washington again.

Chris did some paperwork for the EPA, worked on the main break binder and the CCR report. Dropped off the CCR report and newsletter, which Tiffany helped Chris with the newsletter. Picked everything up from the printer and dropped it off at Molly's house.

Chris recently found an air leak by the compressor by the wall at the pumphouse. It was repaired with Steve South's help.

We are in the process of getting the fan fixed in the chlorine room. Chlorine detector needs to be addressed and Chris will look into a price.

We received one bid from J&E Landscaping for lawn moving the 3 areas at 4100 Washington, 4101 Washington and the Park, which is the same price as in the past, \$125.00 per lawn service. Tiffany Binks made a motion, Jeff Kwasny seconded the motion. Motion carried.

There is road work being done on Ogden Avenue and the crew had hooked up to our fire hydrant for water, the crew was unaware that they cannot use LPHOA's water hydrants. They now understand.

All 3800 blocks of York Township are getting new streets – they will be replacing the culverts with some sort of drainage also an 18 inch concrete. On Williams - that street is very narrow, the question was raised if we would consider having the guard rail removed, this would open up the street somewhat. Janice will send a letter to Dick Schroeder in writing stating that we, at Liberty Park, would like the guard rail removed. A vote among Board members was unanimous.

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

Hydrant flushing will be the first Friday in June 5<sup>th</sup>.

We need to discuss the garbage letters that have been sent out recently. The Facebook page lit up like a Christmas tree, so we will hold off on sending any more garbage letters.

**OTHER BUSINESS**

With Gordon leaving after selling his house, Sean & Molly moving out of state, we are looking to replace Board members positions; a Sargent of Arms, Treasurer and First Water Superintendent.

Also it was brought up that May 15<sup>th</sup> begins water restrictions. Everyone should be looking at those residents watering with no consideration to the restrictions.

Since there was no other business to discuss, the meeting was adjourned at 7:40 p.m. on motion made by Molly Burton seconded by Tiffany Binks.

Respectfully Submitted,

*Janice Collins*

Janice M. Collins, Secretary  
LIBERTY PARK HOMEOWNERS ASSOCIATION