

**LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
December 3 2020**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, December 5, 2020 at 7:36 p.m.

Present were Board members Chris Hohe, Tara Lindstrom, Norman Martinez, Tom White, Jeff Kwasny, Joe Bristow and Janice Collins. A quorum was present.

Sergeant at Arms: Bob Rosset was present.

Employees: Ed Collins and Steve South were present.

The minutes from the November meeting were accepted as written by Tom White, seconded by Tara Lindstrom.

TREASURERS REPORT

Norma Martinez reported that checks written for the month of November included Bulletin, Print & Postage of \$4.25; Maint. of Property of \$670.00; Maint. of System Other of \$9,390.14; Payroll of \$1,480.00; Payroll Expenses of \$131.35; Reimbursement of Officers and Directors of \$47.30; Office Supplies of \$9.64; Downers Grove Water Usage of \$9,000.00; Com Ed of \$374.08 and \$221.68; Groot of \$43.58; Metro PCS of \$30.00; and Nicor of \$65.24 and \$74.89.

The beginning balance is \$12,140.85 – ending balance \$90.05. Check numbers 3850 to 3870 were written and approved by Janice Collins, seconded by Tom White.

VICE PRESIDENT'S REPORT

Tara Lindstrom reported doing Community Bldg checks and cleaning, pumphouse checks, monitored the subdivision and arranged the bulletin board for fall. Tara checked the post office box for mail in Norma's absence. Tara also researched different options to hold monthly meetings which are not in person. Welcome packets were also sent out.

SECRETARY'S REPORT

Janice Collins reported doing Community Bldg checks, pumphouse check and monitored the subdivision. E-mailed one information letter and with Ed's help, got the holiday decorations out of the garage and put them up on the fence along the pumphouse and wreaths at the Community Bldg.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed did the monthly samples with Chris, monitored the subdivision and did pumphouse checks. 3931 Liberty's b-box is in the culvert with no cap on it and full of debris. 3929 Liberty needs one of the Trustees to do a locate to find where their b-box is. Ed & Chris could not locate it. Ed was present at both water main breaks, one on Williams the other on Liberty. Next Weds Ed & Chris will do the samples again. Ed also gathered the holiday decorations and put them up along the fence at the PH.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of November Well #3 was in service with a pumpage of 1,944,000 gallons and a run time of 151.6 hours. Pumpage for November of 2019 was 1,911,000 gallons.

Total pumpage for November thru 2020 is 22,547,000 gallons as compared to 22,243,000 gallons for the same period in 2019.

Bac-T and Fluoride in-field samples were in on time and back satisfactory.

There were two main breaks – on November 19th on Liberty and on November 23rd on 3900 block of Williams. One was due from a ground shift the other was bad pipe. Uno made both repairs.

Steve South mentioned that there is a map on the inside of the pumphouse with arrows showing where the main breaks where leaks have occurred. He also wrote down some ideas on upcoming projects and re-did the work plan for 2021 and going forward. We have two main valves that need to be replaced and good thing we just received new valves a few days ago. The one at 40th & Park is stuck closed. It's imperative that this be taken care of by year's end. There is one on Williams as well.

Cleaning and re-lining the storage tanks will be approx. \$70,000, this company is out of Kentucky. This is a must for next spring and we will need to go on DG water for 7-10 days. The electrician that worked on the panel referred a company who can come out to re-wire and re-do the entire panel. All of the relays and contactors will be removed and new technology will be put in. The cost would run approx. \$40,000 and can be put on the schedule for 2022.

Some minor projects for the upcoming year would be to exercise the main valves and b-boxes, fire hydrants need to be lubed up, paint the exterior of the pumphouse bldg.

In 2020, Booster #2 was replaced, two of the main valves that were stuck were replaced, the fan in the chlorine room was replaced and the last main break across from Buttrey, we replaced 10 foot of water main.

TRUSTEE'S REPORTS

Joe Bristow reported pumphouse checks and weekly monitoring.

Tom White reported monitoring the neighborhood and pumphouse checks.

Jeff Kwasny reported monitoring the subdivision and pumphouse checks. Jeff also was available at the water main break.

Robert Rosset reported monitoring the neighborhood and pumphouse checks.

PRESIDENT'S REPORT

Chris Hohe reported being present for the two main breaks - Liberty and Park. These were caused by ground shift. Chris went into detail on the difference between a "main break" and ground shift causing a break. There was also a very small leak at 4016 Washington.

Chris helped Ed with the water samples and helped Ed with the locate at 3931 Liberty.

The 3800 blocks in York Township are done. They did an excellent job and all the mailboxes are back where they need to be.

Chris met with the Engineer from York Township. We had an issue when the water main broke on Williams. The valve could not be located but found out that ALamp buried most of the b-boxes. They needed to dig them up.

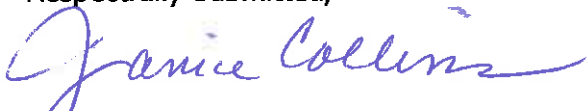
We received one bid for snow removal which was from J&E Landscaping They will keep the pricing the same as previous years. Janice Collins made a motion to accept the snow removal bid, Norma Martinez seconded it. Motion passed.

OTHER BUSINESS

Steve South suggested staking the main valves for an easier find. Someone can pick up 50 markers at Home Depot and they can be staked for the winter in case of a main break.

Since there was no other business to discuss, the meeting was adjourned at 8:12 p.m. on motion made by Bob Rosset seconded by Tom White.

Respectfully Submitted,



Janice M. Collins, Secretary

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