

**LIBERTY PARK HOMEOWNERS ASSOCIATION  
REGULAR MEETING  
January 7, 2021**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, January 7, at 7:11 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 absent.

Employees: Steve South was present. Ed Collins was absent.

There were also 15 Owners present in the ZOOM meeting.

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

**TREASURERS REPORT**

Norma Martinez reported that checks written for the month of December included Bulletin, Print & Postage of \$220.00; Maint. of System Labs & Chemicals of \$36.00; Supplies of \$2,909.18; Payroll of \$1,180.00; Payroll Expenses of \$104.72; Reimbursement of Officers and Directors of \$29.90; AT&T of \$221.60; Com Ed of \$609.70 and \$199.26; DG Sanitary of \$83.40; Groot of \$43.58; and Nicor of \$88.23 and \$109.37.

The beginning balance is \$90.05 – ending balance \$7,148.24. Check numbers 3871 to 3888 were written and approved by Joe Bristow, seconded by Tom White.

**VICE PRESIDENT'S REPORT**

Tara Lindstrom reported doing Community Bldg checks and cleaning, pumphouse checks, monitored the subdivision. Tara received a few phone calls about renting the Community Building, and is taking down names and dates if anything changes. We are not lending chairs either. Three new owners will be receiving Welcome packets. The alerts are all set up as well.

**SECRETARY'S REPORT**

Janice Collins reported doing Community Bldg checks, pumphouse check and monitored the subdivision. E-mailed one information letter and doing extra Community Bldg. checks.

**FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT**

Janice reported in Ed Collins' absence that he did assisted pumphouse checks, monitored the subdivision, was present to assist o the valve replacement on 40<sup>th</sup> and Park. Did additional pumphouse checks and readings for Joe Ferrel and Steve South.

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

Steve South reported that for the month of December the total was 1,973,000 gallons. Pumpage for December of 2019 was 2,339,000 gallons.

Total pumpage for December thru 2020 is 24,520,000 gallons as compared to 26,625,000 gallons for the same period in 2019. The numbers are somewhat off because of the 5 weeks being on Downers Grove water.

Pumphouse check in, readings and samples. The valve at 40<sup>th</sup> & Park was replaced.

## **TRUSTEE'S REPORTS**

Joe Bristow reported pumphouse checks, weekly monitoring and read the Commercial water meters.

Tom White reported monitoring the neighborhood and pumphouse checks.

Jeff Kwasny reported monitoring the subdivision and pumphouse checks. Was not able to do the 3 locates because of the snow.

## **PRESIDENT'S REPORT**

Chris Hohe reported doing 4 B-box locates with Nick's help. Also did two water shut-offs. Chris and Ed did water samples. Ed will do the water samples next week. The 18 inch pipe in the pumphouse is leaking, and we started prepping the pipe by scraping the paint off of it, so it can be replaced.

On December 11<sup>th</sup>, the valve was replaced at 40<sup>th</sup> and Park. Ed and Nick were available for that.

Ordered phosphate from Hawkins which came in recently. A chlorine detector was on the project list, which the EPA requires. Chris made some phone calls but couldn't find one. He then called Hawkins, and found out they had a chlorine detector. The cost was \$1,900.00 which included installation and is up and running. Therefore we can check that item off the project

Tara is now in charge of sending out the text alerts and has to do it in two groups.

At the last meeting, Steve suggested staking the main valves in order to find the main valves easier. Tara was able to purchase them at Home Depot and Chris and Nick went around and placed them at the main valves on each block.

## **OTHER BUSINESS**

A few years ago, Steve looked into these surge suppression devices, which attach to the main, called Heil-2o. Over the years they have greatly improved and the price dropped. They give the water an air cushion to kill water hammer when fire hydrants are open and closed, when the boosters kick on and off, if anything happens in the system, it smooths out the water in the pipes and kills the evaporation in the pipes. Less vibration, less wear, less main breaks. We would need 2 or 3 for the subdivision; one at the pumphouse, the others on the North and South ends.

**OTHER BUSINESS (Cont'd.)**

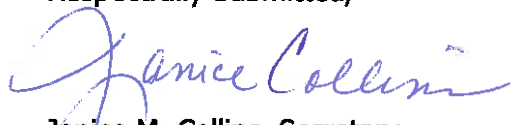
Chris took a look at them, they range from \$1,044.00 for the plastic ones. There are some flanges & parts needed. The stainless steel ones run approx. \$2,019.80. They come in different sizes. Joe Ferrel highly suggests that we consider getting these devices as they cut down on the amount of main breaks. We could purchase 2 or 3 of them, have them on hand, and if we have a main break or do any maintenance on the system, we can bring it out to the sight and have it installed by Uno. This is definitely something the Board should consider and will be discussed at an upcoming meeting.

Homeowner, Stephanie Johnson from Liberty Blvd. was present at this meeting and thanked Chris for holding a ZOOM meeting. With all of the delinquent accounts in the subdivision, Stephanie asked if we would be willing to post something or put information in the next bulletin that there is assistance for heating and cooling through DuPage County who can help people with their utilities. The People's Resource Center in Westmont, off of Chestnut would also be willing to help. This information will be e-mailed to Chris and since Janice has room in the newsletter, this information will be put in.

A Homeowner on Williams confirmed that all of the streets on the 3800 blocks in York Township look fabulous even though it took longer than expected.

Since there was no other business to discuss, the meeting was adjourned at 7:42 p.m. on motion made by Tom White seconded by Jeff Kwasny.

Respectfully Submitted,



Janice M. Collins, Secretary  
LIBERTY PARK HOMEOWNERS ASSOCIATION