

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
May 6, 2021

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, May 6, 7:07 p.m.

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

Employees: Ed Collins and Steve South were present.

There was also one Owner present in the meeting.

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

TREASURERS REPORT

Checks written for the month of April included Bldg. & Improvement of \$420.00; Maint. of System for Labs & Chemicals of \$2,059.91; Payroll of \$1,155.00; Payroll Expenses of \$102.49; Reimbursement of Officers and Directors of \$31.36; Com Ed of \$465.44 and \$292.71; Groot of \$43.58; Nicor of \$80.23 and \$101.89.

VICE PRESIDENT'S REPORT

Tara Lindstrom reported doing Community Bldg checks, pumphouse checks and monitored the subdivision.

SECRETARY'S REPORT

Janice Collins reported doing Community Bldg checks, pumphouse check and monitored the subdivision. Also sent two information letters. Last month met with the bldg. inspector from Pekin Insurance. We just received his report which indicated that out of 4 fire hydrants, only one was attached to the wall, the other 3 were on the floor. Janice will get with Hutto & Sons to have these hydrants secured to the walls.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported Community Bldg. and Pumphouse checks, pumphouse readings and took the monthly water samples. Ed was also present for the hydrant flushing and picked up trash at the park.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that Well #2 was in service for the month of April with a total useage of 2,545,000 gallons and a run time of 196 hours. Useage was 656,000 gallons more than the same monthly period last year.

Total useage for 2021 is 9.670,000 – 1,441,000 Gillons more than in 2020.

BAC-T/Ecoli infield samples were in on time and satisfactory. Fluoride infield samples were in on time and received okay.

On April 23rd, we had a main break at 3804 Liberty which was repaired by Uno. Hydrant flushing was completed on 4/23/21 with a useage of 64,000 gallons. Steve did pumphouse checks and readings and community monitoring.

TRUSTEE'S REPORTS

Joe Bristow reported pumphouse checks, weekly monitoring and participated in the hydrant flush.

Tom White reported monitoring the neighborhood, hydrant flushing and pumphouse checks.

PRESIDENT'S REPORT

Chris Hohe reported monitored the neighborhood, pumphouse and community bldg. checks. Chris also put the binder together with all of the pipe surveys that were returned by street, by address. We will assess the responses received between this meeting and the June meeting. Since the subdivision is obligated to receive so many responses, the Board members may need to go door to door in order to make quota.

Chris helped Steve with the main break, worked on the electrical control board and was present for the flushing. He also ordered fluoride and phosphate, which will be delivered next week and will pick up two sleeves.

E&J Landscaping was the only bid submitted. E&J has been cutting the 3 areas for approx. 6 years at \$125.00. Lawn mowing is at the pumphouse, community building and the park. This year's bid went up to \$135.00 per cutting. After reviewing the bid, Janice Collins made a motion to accept J&E's lawn proposal in the amount of \$135.00 for cutting of the 3 areas. Tara Lindstrom seconded the motion, all were in favor and the motion carried.

Since the control board at the pumphouse is very old, the wires are discombobulated, it is necessary and needs to be updated. Chris is working on the schematics to be given to the Chicago Switchboard Company. They can then put together a proposal for a more modern, smaller control board.

OTHER BUSINESS

Mr. Murphy, a Liberty Park resident on the 4100 block of Liberty Blvd., was present at this meeting. He has done extensive research with surrounding towns and water rate increases. Mr. Murphy reported on his findings. Surrounding communities/towns water rates are two to three times more than what Liberty Park residents are paying.

Mr. Murphy mentioned that President Biden just introduced a plan for \$111 billion in Rural Water Infrastructure. The US Water Alliance had advocated for increased investment in water. This may be something for our subdivision and water being on a community well. He will also reach out to Sean Casten on this Water Infrastructure. It was also brought up that the last time we raised the quarterly assessment, it wasn't enough to cover all of the projects that need to be done.

Chris stated that 90% of the country are on water systems like ours.

It was also mentioned that during several recent meetings, the H/O on the 3800 block of Liberty Blvd. has been saying that the quarterly assessment needs to be increased.

Janice Collins researched the assessment increases. On Jan 1, 2017, the assessment went from \$60.00 to \$75.00 a quarter – during that year, there were several projects needing to be done and the Board looked over their expenses and cut back on several of them. At the meeting on Dec. 6, 2018, an increase was discussed and the H/O's present stated pros and cons. All Homeowners present received a ballot with 3 increased options. There was a \$15.00 quarterly increase; the 2nd option was a \$25.00 quarterly increase or lastly, a \$10.00 quarterly increase for the next 3 years. After ballots were collected and counted – the votes were:
3 votes for a \$15.00 increase
19 votes for the \$25.00 increase and
5 votes for the \$10.00 increase for three years. This last increase began on January 1, 2019.

Tara Lindstrom mentioned that she knows someone from Westmont that may be able to be present at one of our meetings to educate Liberty Park residents on what it would take to get other water into their homes instead of being on a well and the expenses in moving forward on this. Especially the huge monthly water bills.

After a long discussion, suggestions were to a). raise the quarterly assessment from \$100 to \$200; b) raise it \$75.00 a quarter or c). have a special one time assessment of \$1,500 or \$2,000. More discussion will take place at the June meeting.

OTHER BUSINESS (Cont'd.)

Janice researched the types and prices of having a mailbox so that residents can just put their assessment into it and not having to mail it. The Board looked it over and decided that a mailbox/mail slot placed into the CB door would be a better idea than just a locked mailbox. Janice will explore in-door mail slots.

Since there was no other business to discuss, the meeting was adjourned at 8:10 p.m. on a motion made by Tara Lindstrom seconded by Tom White.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNER'S ASSOCIATION