

**LIBERTY PARK HOMEOWNERS ASSOCIATION**  
**REGULAR MEETING**  
**August 5, 2021**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, August 5, 2021 at 7:10 p.m.

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

Employees: Ed Collins and Steve South were present.

There were also 3 Homeowners present in person at the meeting. 8 other residents were via Zoom.

The minutes from the July meeting were accepted as written by Norma Martinez seconded by Tara Lindstrom.

**TREASURERS REPORT**

Checks written for the month of July included Bldg & Improvement of \$420.00; Bulletin, Print & Postage of \$182.82; Maint of Property for \$675.00; Maint. of System for Labs & Chemicals of \$1,358.97; Supplies of \$70.51; Payroll of \$1,281.00; Payroll of \$1,387.15; Payroll Expenses of \$113.66; Reimbursement of Officers and Directors of \$-31.36; Office Supplies Other of \$5.86; Insurance of \$180.00; Com Ed of \$546.35 and \$249.64; DG Sanitary of \$184.97; Groot of \$43.58; Metro PCS of \$30.00; Nicor of \$45.29 and \$41.53.

For the month of July the Bank Financial Security Deposit account total is \$4,596.53. The Bank Financial Building and Improvement account total is \$143,606.60 after interest of \$24.00. The Work Plan is \$63,762.86 and Bldg & Improvement is \$79,819.74.

The checking account balance is \$19,142.98. Our net worth, including the checking and savings accounts, shows our total assets to be \$167,346.11.

The beginning balance is \$1,232.04 – ending balance \$19,142.98. Check numbers 4027 to 4049 were written and approved by Janice Collins, seconded by Joe Bristow.

**VICE PRESIDENT'S REPORT**

Tara Lindstrom reported doing Community Bldg checks, pumphouse checks, monitored the subdivision and cleaned the Community Bldg. Tara also monitored for Janice when she was out of town and did extra pumphouse and CB checks.

Tara had residents book the Community bldg. for events last month and one for use even as far back as November. Other calls were from residents regarding the water and community garage sale.

## **SECRETARY'S REPORT**

Janice Collins reported doing Community Bldg checks, pumphouse check and monitored the subdivision. There was 1 information letter sent and worked on the newsletter with Chris.

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

Ed Collins reported Community Bldg. and Pumphouse checks, pumphouse readings, took the monthly water samples and cleaned up around the park.

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

Steve South reported that Well #3 was in service for the month of July with a total usage of 2,533,000 gallons and a run time of 155 hours. Pumpage for July of 2020 was 2,291,000 gallons.

Total pumpage for 2021 through July is 17,907,000 gallons as compared to 15,539,000 gallons for the same period in 2020.

BAC-T and Fluoride infield samples were in on time and satisfactory. On July 23, Steve received a call from York Township of a possible main break. After investigating the area, Uno found that it was indeed the tiniest pin hole break, which was repaired. On July 28 a resident videoed water in the sewer. On 7-29 checked and found only groundwater run off.

Steve did pumphouse checks, readings, neighborhood monitoring, monitored for Ed while he was out of town and assisted Chris in getting the special water samples taken care of. There was a long article in the Sun Times recently talking about PFA's.

## **TRUSTEE'S REPORTS**

Joe Bristow reported pumphouse checks, weekly monitoring and took care of the commercial backflow prevention.

## **PRESIDENT'S REPORT**

Chris Hohe reported monitored the neighborhood, pumphouse and community bldg. checks. As Steve mentioned, we had the smallest main break ever. A resident on the 3800 block of Liberty called the EPA relating to the possible main break. The EPA has nothing to do with main breaks – all calls should be directed to Chris Hohe or a board member.

We received a proposal for tank cleaning from Brennan out of LaCross, WI. In the amount of \$16,842.00 They used to be ProDive. A vote around the Board was unanimous. The two tanks at 4101 Washington will be cleaned.

Chris worked on the news bulletin with Janice, also the CCR Report.

## **OPEN FORUM**

A resident asked if the Board solicited more companies for tank cleaning bids. Steve responded that there are only 3 companies that do this sort of work and all are located out of state. Two years ago, we used a company and wasn't happy with them. We have used ProDive now called Brennan in the past.

Another resident asked how the Board is doing on getting a company to do a preliminary study on the equipment at the pumphouse. The Board is researching companies.

Since there was no other business to discuss, the meeting was adjourned at 7:40 p.m. on a motion made by Janice Collins seconded by Joe Bristow.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Janice Collins".

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