

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
July 8, 2021

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, July 8, 2021 at 7:06 p.m.

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

Employees: Ed Collins and Steve South were present.

There were also 21 Homeowners present in person at the meeting. Other residents were via Zoom.

The minutes from the June meeting were accepted as written by Joe Bristow seconded by Tom White.

TREASURERS REPORT

Checks written for the month of June included Bulletin, Print & Postage of \$366.00; Maint of Property for \$990.00; Maint. of System for Labs & Chemicals of \$421.00; Maint. of System Other of \$6,551.78; Payroll of \$1,325.00; Payroll of \$1,387.15; Payroll Expenses of \$117.61; Reimbursement of Officers and Directors of \$35.84; Office Supplies of \$56.40; Insurance of \$5,631.00; Taxes, Prof. Fees & Other of \$975.00; Com Ed of \$487.72 and \$312.46; Groot of \$43.58; Metro PCS of \$30.00; Nicor of \$47.45 and \$44.48.

VICE PRESIDENT'S REPORT

Janice reported in Tara Lindstrom's absence. She did 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 called the Westmont Fire Dept. (twice) and left a message for the Fire Chief, Steve Riley to set up a time that he might be able to talk about water at one of our meetings. Several homeowner's called regarding water restrictions and the quality of water.

SECRETARY'S REPORT

Janice Collins reported doing Community Bldg checks, pumphouse check and monitored the subdivision. Monitored for Tara while she was out of town. There were 4 information letters sent & two water violations. There are 2 upcoming closings at the end of this month; 3921 N. Washington and 3902 N. Liberty. Janice was also present at the power outage.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported Community Bldg. and Pumphouse checks, pumphouse readings, took the monthly water samples, cleaned up around the park, put the JULIE signs up on the PH fence. Ed was also present during the power outage.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that Well #2 was in service for the month of June with a total usage of 2,840,000 gallons and a run time of 239 hours. Usage was 714,000 gallons more than the same monthly period last year.

Pumpage for June of 2020 was 2,869,000 gallons.

Total pumpage for 2021 through June is 15,374,000 gallons as compared to 13,248,000 gallons for the same period in 2020.

BAC-T and Fluoride infield samples were in on time and satisfactory. There was a power failure on June 10 at 6:45 p.m. We went on the generator until June 11th at 6:30 a.m. On June 25 we switched wells because of cloudy silty water.

Steve did pumphouse checks, readings and neighborhood monitoring.

TRUSTEE'S REPORTS

Joe Bristow reported pumphouse check, weekly monitoring and read the commercial meters. Joe was also present during the power outage.

Jeff Kwasny reported pumphouse checks and weekly monitoring. Jeff was present at the power outage.

Tom White reported monitoring the subdivision and pumphouse checks.

PRESIDENT'S REPORT

Chris Hohe reported monitored the neighborhood, pumphouse and community bldg. checks. Chris was there at the pumphouse for the power outage. This was caused by a large trailer hauling vehicles that went through the subdivision and pulled down power lines.

Two Heil20's were ordered and Uno put one in the culvert at 4016 Washington Street. This device has helped with main breaks. We've only had one this year. The other device will be placed at the other end of the subdivision.

PRESIDENT'S REPORT (Cont'd.)

Chris had discussions with the DuPage County Public Works relating to the survey that they will be sending by mail to every homeowner in Liberty Park – First Addition included.

The survey will be a choice of "Yes, I am in favor of learning more information with bringing Lake Michigan water into the subdivision" or No, I am not in favor of having Lake Michigan Water. This will be the first attempt by DuPage County. They will have a second mailing and a third mailing, then the possibility of a town hall meeting at the Westmont High School.

This information was put into the newsletter.

OTHER BUSINESS

Numerous residents attending the meeting in person had questions relating to the continuous discolored water, amount of main breaks, explanation of the work plan and not enough assessment income to cover the items that need repaired or replaced. Delinquencies were talked about and a possible increase in the assessments. The Board responded to all questions and concerns.

Several residents were upset by the discolored water and other residents who have lived in the subdivision for years don't have discolored water. Another homeowner has been doing water studies with similar neighboring towns and spoke briefly of his year of findings, costs, etc.

There were questions relating to the pumphouse and its workings. Residents were inquisitive since they had never seen a pumphouse. Steve South and Chris Hohe took several residents for a tour and explain the operation and function of the different areas.

Since there was no other business to discuss, the meeting was adjourned at 8:33 p.m. on a motion made by Janice Collins seconded by Joe Bristow.

Respectfully Submitted,



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