

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

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

Present were Board members Chris Hohe, Tara Lindstrom, Norma Martinez, Tom White, Jeff Kwasny and Joe Bristow. Janice Collins was not present.

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

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

The minutes from the September meeting were accepted as written by Norma Martinez seconded by Joe Bristow.

**TREASURERS REPORT**

Checks written for the month of September included Bulletin, Print & Postage of \$208.00; Maint. of System for Labs & Chemicals of \$1,310.96; Supplies of \$695.16; Maint. of System – Other of \$14,305.13; Payroll of \$1,594.00; Payroll Expenses of \$141.45; Reimbursement of Officers and Directors phone of \$60.00; Reimbursement of Officers and Directors of \$40.32; Office Supplies of \$444.72; Com Ed of \$454.72 and \$306.37; DG Sanitary of \$86.10; Groot of \$50.12; Nicor of \$44.91 and \$41.19.

For the month of Sept. the Bank Financial Security Deposit account total is \$4,597.69 after interest of \$29.41. The Bank Financial Building and Improvement account total is \$143,642.81. The Work Plan is \$71,612.86 and Bldg & Improvement is \$71,993.74.

The checking account balance is \$29.41. Our net worth, including the checking and savings accounts, shows our total assets to be \$148,269.91.

The beginning balance is \$18,888.64 – ending balance \$29.41. Check numbers 4069 to 4094 were written and approved by Tom White, seconded by Joe Bristow.

Since there was no other Board business to be discussed, Tara Lindstrom made a motion to adjourn the meeting, Jeff Kwasny seconded the motion.

**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. Sent out welcome letters to new Owners, cleaned up trash and decorated the board in Fall décor.

## **SECRETARY'S REPORT**

Tara Lindstrom reported in Janice's absence, that she did Community Bldg. checks, pumphouse checks and monitored the subdivision. One information was sent and 5 water violations.

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

Ed Collins was absent, but left his report of doing Community Bldg and Pumphouse checks, readings, samples and cleaned up around the park.

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

Steve South reported that Well #2 & 3 was in service for the month of September with a total usage of 2,721,000 gallons and a run time of 184.4 hours.

Total pumpage of 2021 through Sept. is 23,200,000 gallons as compared to 18,862,000 gallons for the same period in 2020.

BAC-T and Fluoride infield samples were in on time and back satisfactory. Steve did pumphouse, readings, monthly samples & neighborhood monitoring. On Sept. 17, we had the tanks cleaned. On Sept. 24<sup>th</sup> we did the hydrant flushing.

## **TRUSTEE'S REPORTS**

Tom White reported monitoring the neighborhood and daily pumphouse checks.

Joe Bristow reported pumphouse checks and weekly monitoring.

Jeff Kwasny reported monitoring and pumphouse checks. Also a couple of located.

## **PRESIDENT'S REPORT**

Chris Hohe reported monitored the neighborhood, pumphouse and community bldg. checks.

The tank cleaning done by Brennan out of LaCross, WI. was able to clean both tanks on Sept. 17<sup>th</sup>. Cleaning took about 3 hours per tank. They also suggested that we need new lids/covers. Steve already ordered two new covers.

The newsletter will be finished, printed and out in the next few weeks.

The Board also appointed Bob Rosset to be Sargent of Arms. The Nominations Committee consisted of Tom White and Bob Rosset. They make calls for those who were eligible to run for a position.

## **PRESIDENT'S REPORT (Cont'd.)**

Chris received an update from the Village of Westmont. They have retained the services of Baxter-Woodman to do a water infrastructure study of our water system.

The resident who lives on Park Street has been to several meetings regarding her neighbor who passes away and the lawn is overgrown. Chris checked with the county and the county's response was to ask a LPHOA volunteer to cut the grass. Feel free to contact Chris if you would like to cut the lawn.

The bank owned house at 3902 N. Washington is going up for auction. This notice was received last week.

## **OTHER BUSINESS**

The positions which are up for election. Vice President; Treasurer and Senior Trustee. Tom White & Bob Rosset went through the list of those individuals who would like to run for Board positions.

For V.P.: Jen Floyd and incumbent Tara Lindstrom

The Treasurers position is open, but Caprice has been working with Norma to transition into this position and will be appointed.

For Trustee: Stephanie Johnson, Jull Jung and incumbent Jeff Kwasny

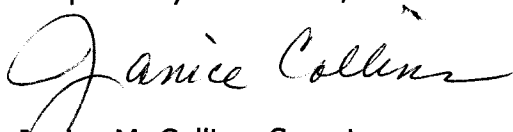
Chris read each of the work required for each position as a Board member. He also stressed that the Trustees position would entail main breaks, b-box checks, shut-offs, hydrant flushing and exercising the valves.

The election is on November 4<sup>th</sup> by secret ballot. You must be a homeowner on our water system and be present at this meeting in order to vote.

A long-time homeowner who resides on the 4000 block of Williams has questions and concerns about deadlines, decision making, disconnection fee, etc. since the notice that Williams Street can go on Downers Grove water. All questions and concerns were addressed.

Since there was no other business to discuss, the meeting was adjourned at 7:58 p.m. on a motion made by Joe Bristow seconded by Norma Martinez.

Respectfully Submitted,



Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNER'S ASSOCIATION