

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
December 2, 2021

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, December 2, 2021 at 7:07 p.m.

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

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

There were also 10 Homeowners present in person at the meeting. Other residents were via Zoom.

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

TREASURERS REPORT

Norma Martinez reported that checks written for the month of November included Maint. of System - Other of \$2,5610.00; Payroll of \$2,183.50; Payroll Expenses of \$193,81; Reimbursement of Officers & Directors of \$29.12; Equipment Supplies of \$801.00; Groot of \$100.24 and Metro PCS of \$30.00.

For the month of November the Bank Financial Security Deposit account total is \$4,597.69. The Bank Financial Building and Improvement account total is \$158,892.81. The Work Plan is \$86,899.07 and Bldg & Improvement is \$71,993.74.

The checking account balance is \$6,234.17. Our net worth, including the checking and savings accounts, shows our total assets to be \$169,724.67.

The beginning balance is \$16,096.67 – ending balance \$6,234.17. Check numbers 4113 to 4127 were written and approved by Janice Collins, seconded by Tara Lindstrom.

VICE PRESIDENT'S REPORT

Tara Lindstrom reported doing Community Bldg checks, pumphouse checks, monitored the subdivision and cleaned the Community Bldg. Tara also cleaned up around the park. The Community Bldg. was used for two events – a birthday party and Thanksgiving dinner.

SECRETARY'S REPORT

Janice Collins reported doing Community Bldg. checks, pumphouse checks and monitored the subdivision. Also send out two information letters for upcoming closings.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported doing Community Bldg and Pumphouse checks, readings 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 November with a pumpage of 1,918,000 gallons and a run time of 101.9 hours.

Pumpage for November of 2020 was 1,944,000 gallons.

Total pumpage for 2021 through November is 27,832,000 gallons as compared to 22,547,000 gallons for the same period in 2020.

BAC-T and Fluoride infield samples were in on time and back satisfactory. Steve did pumphouse checks, readings, monthly samples & neighborhood monitoring.

On November 9th, there was a main break at 3811 Park, Uno repaired the 1/2" hole. On November 3rd, Uno replaced the B-box at 3820 Park.

TRUSTEE'S REPORTS

Tom White reported monitoring the neighborhood and daily pumphouse checks. Also worked with Bob to place the orange stakes by the hydrants.

Joe Bristow reported pumphouse checks, weekly monitoring and was present at the main break.

PRESIDENT'S REPORT

Chris Hohe reported monitoring the subdivision, pumphouse and community bldg. checks. Took care of the monthly samples. There is nothing new to report from the county regarding the survey.

As Steve mentioned, we had a minor main break at 3811 Park which Uno repaired. Uno also took care of a b-box dig at 3820 Park. At that time the surge suppressor was put in at the 3800 block of Park.

OPEN FORUM

A resident residing on Williams Street was in attendance and wanted to know if the Board would consider lowering the disconnect and inspection fee. After minutes of discussion, the Board was unanimous in lowering these fees. The Board was in favor of lowering the disconnect fee from \$4,000.00 to \$2,000.00 and the \$300.00 inspection fee down to \$150.00. The vote around the Board was as follows: Tara, yes; Norma, yes; Tom, yes; Joe, yes and Janice votes yes.

Janice Collins made the motion to lower the disconnect fee from \$4,000 to \$2,000 and the inspection fee from \$300 to \$150 for those residents on Williams Street that wish to connect to Lake Michigan water. Residents are to pay over a period of one year with no late fees. Residents who have a balance after the one year period, will have late fees applied to the total amount of \$2,150.00. Tom White seconded the motion. Motion carried.

All Williams residents must let the LPHOA know that they will be using a licensed plumber and they must have a COI on file with Liberty Park.

Chris also mentioned that Uno is very familiar with the subdivision and that if residents on Williams want to get a possible group rate by using Uno, Chris can make this happen. Liberty Park already has Uno's insurance on file.

OTHER BUSINESS

Steve South brought up that the air conditioners must be covered and that we will need to bring out the generator and make sure it runs properly. The two new Board members must be present to see what is expected of them regarding the generator.

Chris Hohe stated that the Village of Downers Grove is planning a project to extend the water main on Williams towards Ogden in the spring of next year.

Since there was no other business to discuss, the meeting was adjourned at 7:40 p.m. on a motion made by Tom White seconded by Tara Lindstrom.

Respectfully Submitted,



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