

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
February 3, 2022

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, February 3, 2022 at 7:07 p.m.

Present were Board members Chris Hohe, Jen Floyd, Caprice Zamora, Joe Bristow, Stephanie Johnson and Janice Collins. Tom White was absent.

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

There were 2 residents present in person at the meeting. Five other residents were via Zoom.

The minutes from the January meeting were accepted as corrected by Jen Floyd seconded by Stephanie Johnson.

TREASURERS REPORT

Caprice Zamora reported that checks written for the month of January included Bulletin, Print & Postage of \$473.67; Labs & Chemicals of \$44.00; Maint. of System Other of \$3,122.17; Membership Dues of \$85.00; Misc. Expense of \$950.35; Payroll of \$2,099.15; Payroll Expenses of \$186.29; Reimbursement of Officers & Directors of \$16.08; Supplies of \$198.16; Com Ed of \$511.83 and \$291.20; Groot Industries of \$50.12; Nicor of \$158.37 and \$199.83.

For the month of January the Bank Financial Security Deposit account total is \$4,598.85. The Bank Financial Building and Improvement account total is \$158,931.36. The Work Plan is \$86,937.62 and Bldg & Improvement is \$71,993.74.

The checking account balance is \$8,443.85. Our net worth, including the checking and savings accounts, shows our total to be \$171,974.06.

The beginning balance is \$1,428.10 – ending balance \$8,443.85. Check numbers 4168 to 4192 were written and approved by Janice Collins, seconded by Joe Bristow.

VICE PRESIDENT'S REPORT

Jen Floyd reported that she did daily Community Bldg and pumphouse checks, weekly subdivision monitoring and sent out two welcome packets to account #255 and #356. Reserved the CB for two events in March. Jen also mentioned that she took over the LPHOA website from Ms. Tannahill.

SECRETARY'S REPORT

Janice Collins reported doing Community Bldg. checks, pumphouse checks, monitored the subdivision and received notification that there is a sale on Williams at the end of the month.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

The report for Ed Collins was doing Community Bldg., Pumphouse checks and readings.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that Well #3 was in service for the month of January with a pumpage of 1,964,000 gallons and a run time of 120.4 hours.

Pumpage for January of 2021 was 2,302,000 gallons.

BAC-T, Ecoli and Fluoride infield samples were in on time and back satisfactory. Steve did pumphouse checks, readings, monthly samples, neighborhood monitoring main breaks and trained Jeff Kwasny at the pumphouse

There was a main break on January 15th at 3820 Liberty which was a circumference break. Another main break on January 24th at 3816 Liberty which was another circumference break – both were repaired by Uno.

Raised field chlorine to meet the new EPA standards, sample weekly going forward.

We are looking having the tanks cleaned in the spring, possibly replace Booster #1 with a variable speed drive and take care of well #2. At last years tank cleaning, it was suggested that LPHOA consider replacing the hatches with 18 inch square ones and remove the smaller round hatches. Steve is looking into getting the hatches enlarged. He is also working on the work plan list for this spring.

TRUSTEE'S REPORTS

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

Stephanie Johnson reported monitoring the neighborhood and PH checks. She was also present at the main break on Liberty. She is starting to log in all of the main breaks, repairs, etc. and asked the Board if they would be opposed to this. The Board would like her to continue to log all of the main breaks.

Stephanie would like to investigate resources for water assistance from the county. There is a link and she will look into this.

PRESIDENT'S REPORT

Chris Hohe reported monitoring the subdivision, pumphouse and community bldg. checks. Was present for both main breaks. Chris will be ordering a list of clamps, b-box wrenches and whatever else needs to be ordered from HD Supply.

OTHER BUSINESS

Stephanie Johnson stated that she had heard from a few residents complaining that the security lights are way too bright on the North side of the Community Building. These lights were installed over 10 years ago and never heard one complaint. The Board will look into this in the spring and may consider making the lights softer.

It was mentioned again that residents can get assistance from the county. If information can be provided it can be mentioned in the next newsletter.

Stephanie suggested that a bulletin board might be nice to have on the outside of the Community Bldg. as a resource for residents. Chris will look in the supply book to see what is available and what would work the best.

Jen Floyd did some research on community text alert options. After reviewing features and pricing, she found something called Simple Texting, which offers everything and much more that would benefit our Association. The cost would be \$278.00 for one year. Since this promotion will expire on February 8th a Board decision would need to be made at this meeting. After Board discussion and consideration, the Board vote was as follows; Jen, yes; Caprice, yes; Joe, yes; Stephanie, yes and Janice, yes. The Board unanimously passed this service.

Since there was no other business to discuss, the meeting was adjourned at 7:53 p.m. on a motion made by Janice Collins seconded by Jen Floyd.

Respectfully Submitted,



Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNER'S ASSOCIATION