

**LIBERTY PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 5, 2022**

The Board of Directors meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, May 5, 2022 at 7:00 p.m.

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

Sergeant at Arms: Bob Rossett present.

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

The minutes from the April meeting were accepted as corrected by Tom White, seconded by Joe Bristow.

**DELINQUENTS:**

For the month of April there are a total of 35 delinquent accounts for a total of \$3,988.74 in the \$100.01-\$199.99 range. In the \$200.00 and over range, there are 10 delinquent accounts for a total of \$4,418.82. There are no delinquent commercial accounts and one shut-off in the amount of \$3,775.62.

**TREASURERS REPORT:**

For the month of April 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 \$19,508.55. Our net worth, including the checking and savings accounts, shows our total cash on hand to be \$183,038.76.

The beginning balance is \$12,723.87 – ending balance \$19,508.55.

Since there was no other Board business to be discussed, Janice Collins made a motion to adjourn the meeting, Tom White seconded the motion.

Respectfully submitted,

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

May 23 10:15 10.30 2.00 – 4.00

**LIBERTY PARK HOMEOWNERS ASSOCIATION  
REGULAR MEETING  
May 5, 2022**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, May 5, 2022 at 7:06 p.m.

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

Sergeant at Arms: Bob Rossett present.

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

There were 15 residents present in person at the meeting along with Greg Phillips, representative for DuPage County. Other residents were via Zoom.

The minutes from the April meeting were accepted as corrected by Caprice Zamora seconded by Tom White.

**TREASURERS REPORT**

Caprice Zamora reported that checks written for the month of April included Bldg. & Improvement of \$70.00; Property of \$450.00; Maintenance of System – Labs & Chemicals of \$1,086.41; Supplies of \$1,665.80; 695.16; Other of \$555.38; Payroll of \$3,366.00; Payroll Expenses of \$298.73; Reimbursement of Officers & Directors of \$414.07; Supplies Office of \$117.00; Other Supplies were \$187.50; Utilities – Com Ed of \$635.40 and \$251.68; DG Sanitary of \$111.27, NiCor of \$66.71 and \$197.67.

For the month of April 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 \$19,508.55. Our net worth, including the checking and savings accounts, shows our total cash on hand to be \$183,038.76.

The beginning balance is \$12,723.87 – ending balance \$19,508.55.

**VICE PRESIDENT'S REPORT**

Jen Floyd reported PH & CB checks, questions relating to transactions were re-directed to the Secretary, posted updated to the LPHOA FB group and responded to questions. Reviewed the draft disconnect checklist. The CB usage remains high, per By-Laws the VP is responsible for leading a committee of three. Jill Jung and Beth Wade have volunteered. Alternative exterior lighting on the CB was brought up, plus someone has been in the CB and forgot to lock the door. Suggested changing the lock. Text alerts are continuing to get new subscribers. Would like to train someone on text alerts.

## **SECRETARY'S REPORT**

Janice Collins reported doing Community Bldg. checks, pumphouse checks, monitored the subdivision, helped with the Easter Egg Hunt, stuffed plastic eggs, colored one dozen prize winning eggs and sent out 4 information letters. Made changes to Joe Ferrel's contract.

## **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 #2 was in service for the month of April with a pumpage of 1,661,000 gallons and a run time of 138.3 hours.

Pumpage for April of 2021 was 2,545,000 gallons. Total pumpage for 2022 is 6,942.00 gallons as compared to 6,670,000 gallons in 2021.

Bac-T and fluoride infield samples were in on time and back satisfactory. Steve did pumphouse checks, readings, monthly samples & neighborhood monitoring. The hydrant flushing scheduled for May 6<sup>th</sup> will not happen because of the rain, next date would be May 13<sup>th</sup>. If again a rain delay, Jen will send out test alerts.

## **TRUSTEE'S REPORTS**

Tom White reported pumphouse checks and weekly monitoring.

Joe Bristow reported pumphouse checks and neighborhood monitoring

Stephanie Johnson monitoring the neighborhood & PH checks.

## **SERGEANT OF ARMS REPORTS**

Bob Rossett reported pumphouse checks and neighborhood watch.

## **PRESIDENT'S REPORT**

Chris Hohe reported monitoring the subdivision, pumphouse and Community Bldg. checks. The EPA was not happy with the previous contract for Joe Ferrel. The Secretary changed and re-did the contract according to code numbers.

Chris fielded a few questions/calls from new H/O's relating to trash pick-up and rentals. Received confirmation that the CCR Report arrived. The bulletin board was attached to the exterior of the CB with Steve's help. The Easter Egg Hunt was good with approx. 20 kids participating.

## **OPEN FORUM**

A suggestion to put wifi in the CB. Jill Jung will look into that for the Board.

Homeowners from Williams Street were in attendance. Their main concern was the price of the disconnect fee. The Board responded accordingly. Greg Phillips from DuPage County was in attendance and was responsive to Williams residents questions and concerns. After a long time of questions and debate, the Board listened to one Homeowner who made a suggestion that those residents who want to disconnect from Liberty Park pay 2 years of assessments equivalent to \$800.00. After discussion, the Board felt that was a reasonable request – Jen voted yes; Stephanie, yes; Tom, yes; Caprice, yes; Joe, yes and Janice abstained from voting. Williams residents have one year to pay the \$800.00, if not, then late fees would be applied to the \$800.00.

Since there was no other business to discuss, the meeting was adjourned at 8:45 p.m. on a motion made by Stephanie Johnson seconded by Caprice Zamora.

Respectfully Submitted,

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