

LPHOA monthly meeting

Date: Thursday, August 4th, 2022

Time: 7:00 P.M.

In Attendance

Chris Hohe, President

Tara Lindstrom, Vice President

Caprice Zamora, Treasurer

Stephanie Johnson, Secretary/ ABSENT

Steve South, First Superintendent/ ABSENT

Joe Bristow, Trustee

Tom White, Trustee

Jill Jung, Trustee

Bob Rosset, Sergeant at Arms

Approval of minutes

The minutes from July reviewed and approved by the board.

Treasures report

Caprice Zamora/Present

- Delinquent accounts totaling \$100.01 to \$1199.99 = 9 accounts in total for a grand total of \$4,235.18
- Delinquent accounts totaling \$200.00 and over = 45 accounts in total for a grand total of \$15,472.81
- No delinquent commercial accounts.

Expenses	May, 2022	June, 2022	July, 2022	Total
Building & Improvements.	\$ -		\$ 450.00	\$ 450.00
Maintenance				
Building & Improvements. Property	\$ -	\$ 649.99		\$ 649.99
Total maintenance				\$ 1,099.99
System maintenance	May, 2022	June, 2022	July, 2022	Total
Labs & Chemicals	\$ 348.47		\$ 1,557.36	\$ 1,557.36
Supplies	\$ -			
Other	\$ 204.00			
Total system maintenance				\$ 1,557.36
Payroll	May, 2022	June, 2022	July, 2022	Total
Payroll expenses	\$ 4,189.05	\$ 3,213.44	\$ 3,659.87	\$ 6,873.31
Reimbursement	\$ 89.80	\$ 93.60	\$ 775.52	\$ 869.12
Total payroll				\$ 7,742.43
Supplies	May, 2022	June, 2022	July, 2022	Total
Office	\$ -		\$ 180.19	\$ 180.19
Other	\$ -			
Total supplies				\$ 180.19
Taxes, prof., fees and insurance	May, 2022	June, 2022	July, 2022	Total
Insurance	\$ 1,209.00		\$ 9,219.00	\$ 9,219.00
Financials				\$ 9,219.00
Utilities	May, 2022	June, 2022	July, 2022	
AT&T	\$ 243.61	\$ -	\$ 1,239.19	
COMED 88593690009	\$ 469.38	\$ -	\$ 731.78	
COMED 8859370002	\$ 298.22	\$ -	\$ 637.76	
D.G Sanitary Dist. 9a929700411	\$ -	\$ -	\$ 83.21	
Groot Industries	\$ 205.51	\$ -	\$ 226.75	
Nicor 21-36-8210007	\$ 118.45	\$ -	\$ 226.75	
Nicor 27-36-8210004	\$ 149.52	\$ -	\$ 280.80	
Total Utilities	\$ 1,484.69	\$ -	\$ 3,199.49	
Total Expenses	\$ 8,346.81	\$ -	\$ 19,041.43	
	\$ -	\$ -	\$ -	
Net Income	\$ 5,691.02	\$ -	\$ (7,416.71)	

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Vice President's report

Tara Lindstrom

- Did pumphouse, neighborhood checks and clubhouse checks.
- Scheduled events for LPHOA members for the clubhouse
 - Stephanie and Tara to follow up on posting the dates for the clubhouse usage.

Secretary's report

Stephanie Johnson

- Unable to do pumphouse checks due to family illness.
- Did neighborhood checks
- I have received 22 homes in total have completed disconnection on Williams Street.
- The following homeowners paid via check at the last meeting in July 2022.
 - Adele Snyder @ 4011 Williams paid in full and needs a PAL / Caprice needs to issue a receipt
 - Linda Theis @ 3907 Williams paid in full and needs a PAL/ Caprice needs to issue a receipt
 - Joann Konemann @ 3909 Williams paid in full and needs a PAL/Caprice needs to issue a receipt
- All disconnection paperwork has been scanned and returned to homeowners but we need to resolve any open balances or disconnection fees.

Black top bids

- Should have bids complied by end of month and will present to the group.

Club House communication

- Tara, I will follow up with you later, but we've had multiple homeowners reach out about Club house usage.

Bulletin

- Bulletin was delayed getting out at the printer.
- We still have more that need to be delivered to the neighborhood.

Assistant Water Superintendent's report

Jeff Kwansy

- Did PH checks and PH Level checks.

First Assistant Water Superintendent's report

Steve South

- Well # 2 in service for the month of June

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- Pumpage for June 2022 was 2,254,000 gallons with a run time of 174.1 hours
- Pumpage for June 2022 was 2,840,000 gallons
- Total pumpage from Jan 2022 to June 2022 is 11,180,000 gallons as compared to 15,374,000 gallons for the same time period in 2021.
- Bac. T and Fluoride in field samples were on time and back okay.

Trustee's report

- Joe Bristow
 - Pumphouse checks and weekly subdivision monitoring
- Tom White
 - Pumphouse checks and weekly subdivision monitoring
- Jill Jung
 - Pumphouse checks and weekly subdivision monitoring. Changed out community signage by the pumphouse.
 - Responded to a possible line break in the area but no pooling water found.
 - Jill will be cleaning out the gutters on the clubhouse this month as well.

President's report

Chris Hohe

- Did pumphouse checks, monitored neighborhood.
- Working on quote from Prairie State on the booster cost

Open task

- **All board members**
 - Need to discuss updating the bylaws and the disconnection fee in the bylaws.
 - Review current bylaws and make sure all information is up to date.
 - Need to find a real estate attorney to discuss next steps with Liberty Park properties and park. Park is currently in a trust per the bylaws.
 - Sent sample of P.A.L disconnection to the board. Need to review and have Joe F. review. Steve left a sample for Joe.
- **President/ First superintendent**
Chris & Steve
 - Chris / Steve are working with Prairie state to quote this out. Everything in the pumphouse is redundant with a back up/ Well pumps usually last 10 years
 - Booster 1 was put in 20 years ago. Estimated cost is 32,000/ needs electrical work as well which is adding to the cost. A crane truck will be needed pull the booster 1 out
 - No extra testing needed by the EPA
 - Booster 2 will be inspected but Booster one is priority
 - Will not need to shut down the pumps down
- **Secretary/Vice President/Treasurer**
Stephanie/Caprice

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- ~~Stephanie/ Secretary/ needs to post the following information from Greg Phillips on the community bulletin board.~~
 - ~~LPWATR@DUPAGECO.ORG is the email to use to contact the county on the project.~~
 - ~~Contact information for Gregory Phillips/ DuPage County regulatory manager greg.phillips@dupageco.org Office 630.407.6800 Direct 630.407.6679~~
 - ~~Completed on 08.25.2022 Per Stephanie Johnson~~
- Stephanie is working on getting three bids for blacktopping the * * * clubhouse/pumphouse and parking lot around the park.
- Stephanie/ Caprice
 - Need to review all paid disconnection fees for homes on Williams
- Did the newsletters get sent out to the following people.

- **please send all newsletter notifications to the following people.**

York Township HWY department
Attention: Richard Schroeder
19 W. 475 Roosevelt Road
Lombard, IL 60148

Downers Grove Township Supervisors Office
Attention: Mark Thoman
4340 Prince Street
Downers Grove, IL 60515

Kruger Residence
2813 34th Ave
Mears, MI 49436

Downers Grove Sanitary District
Attention: Nicholas Menninga
2710 Curtiss Street
Downers Grove, IL 60515

York Township Supervisor
Attention: John W. Valle
1502 S. Meyers Road
Lombard, Illinois 60148

DG Township supervisors Office
4340 Prince Street
Downers Grove, IL 60515

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DuPage County Sheriff
Attention: CPL. Troy Agema
501 County Farm Road
Wheaton Illinois 60187

DG TWP HWY Commissioner
Mr. Lawrence Anderson
4340 Prince Street
Downers Grove, Il 60515

- **Trustee/President**

Jill Jung/ Trustee/Chris Hohe/President

- Jill is going to clean the Pumphouse gutters.
- Trustees need to assist newly appointed trustee Jill Jung in training her on the following...
 - How to find the b.box.
 - How to review the service cards to locate the b.box.
 - Supplies on to mark the b.box.
 - How to open and close the b.box