

LPHOA monthly meeting

Date: Thursday, October 6th, 2022

Time: 7:00 P.M.

In Attendance

Chris Hohe, President

Tara Lindstrom, Vice President

Caprice Zamora, Treasurer

Stephanie Johnson, Secretary

Steve South, First Superintendent

Joe Bristow, Trustee

Tom White, Trustee

Jill Jung, Trustee

Bob Rosset, Sergeant at Arms

Approval of minutes

Meeting minutes for August and September approved.

Treasures report

Caprice Zamora/Present

- Missing payments for Uno. Caprice is investigating.
- Need to schedule shut off for accounts delinquent on September 22nd.
- Need to provide payment options with DuPagecountycrisis.org

Caprice is going to run an audit on all our vendors. Uno is stating we did not pay 9 invoices over the last three years. Landscaping is also behind by one invoice.

Caprice is working on reviewing the payroll and will update if there are any changes.

Vice President's report

Tara Lindstrom

- Did community building checks/ pump house checks/neighborhood watch
- Board approved purchase of new vacuumed / Tara will grab a new vacuum at \$100.00

Secretary's report

Stephanie Johnson

- Flushed Hydrants
- Did neighborhood checks but limited pumphouse checks due to travel for work.
- 33 homes have disconnected. Working on documentation to provide disconnection paperwork for those homes

All disconnection paperwork has been scanned and returned to homeowners, but we need to resolve any open balances or disconnection fees.

LPHOA monthly meeting

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- One homeowner disconnected without notifying the board. Reaching out to homeowner for disconnection paperwork and plumber information.

Homes for Sale

- We have a handful of properties for sale in the area but not all the dues are paid. Notified the sellers that all dues must be paid in full to receive a P.A.L

Black top bids

- Still have not received all bids back. Most likely want to move to next year.

Water Quality report?

- Do we have a copy we can post to the FB page and community page?

Assistant Water Superintendent's report

Jeff Kwansy

- Did PH checks and PH Level checks.
- Flushed Hydrants

First Assistant Water Superintendent's report

Steve South

Well 3 was in service for the month of September with a pumpage of 1,711,000 gallons and a run time of 100.8 hours.

Pumpage for September of 2021 was 2,374,000 gallons.

Total pumpage for 2022 is 17,033,000 gallons as compared to 23,002,000 gallons for the same time period in 2021.

Bac-T and Fluoride in field samples were in on time and back okay.

- Weekly neighborhood checks/daily readings/monitoring
- Resamples for Trihalomethnes and chlorine residuals were completed (lab sent out a batch of bad sample containers) results were good.
- IEPA ground water survey was completed on 09/20 from Well #2 (happens every 2 years) they get samples from a variety of locations throughout the state to look at the difference in water.
- Hydrant flush was completed on 09.23. using 56,000 gallons of without issues.

Trustee's report

- Joe Bristow
 - Pumphouse checks/ bbox checks/ neighborhood checks
- Tom White
 - Pumphouse checks and weekly subdivision monitoring
- Jill Jung

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- Pumphouse checks and weekly subdivision monitoring. Changed out community signage by the pumphouse.
- Changed B-bx cap that was broken.
- Sump pump replaced
- Flushed hydrants

President's report

Chris Hohe

Did pumphouse, neighborhood checks

- Received a letter from the Not for Profit. Need to catch up on late fees for this.
- Working on reviewing open invoices with Uno
- Uno needs to exercise the valves. Need to get a quote from Uno on this one. This is to make sure the valves are in good working conditions
- Received bid for booster on the 5 year plan. Prairie state provided a bid and it cost \$21,000 to replace.
 - This bid does not include the electrician (estimated cost is \$1,000)
 - Board agreed to get this done prior to the winter.
 - Prior to the end of September, we would like to get the work done.
- Ordering chemicals. Will need to get an invoice to Caprice
- Received a foreclosure letter and they need to know if any money is owed on the account. Caprice is reviewing this.
- Board is reviewing possible increases but will notify community prior to any decisions or changes.
 - Fee increases will remain an open topic for the community.
- Advised homeowners to reach out to DuPage County with any questions on the water project as this is not a board decision or project.
 - DuPage county water information posted on the community board on the clubhouse and online.
- Work project list is attached to these notes and was also shared at this meeting.

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.
 - By laws are the website
 - Stephanie will rewrite the bylaws
- 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.
- Increase of the fees for dues to the loss of homes
 - Cost should be \$50, \$75, \$100/ Board is still discussing and will update the community on next steps./ Will remain an open topic
 - ~~Stephanie & Chris's openings are open in October. Stephanie will send out a text alert about people interested in running for the secretary position.~~
- ~~Sent sample of P.A.L disconnection to the board. Need to review and have Joe F. review. Steve left a sample for Joe.~~

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- **President/ First superintendent**

Chris & Steve

- Chris / Steve are working with Prairie state to quote this out. Everything in the pumphouse is redundant with a backup/ 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

 - 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
 - Caprice/ Treasurer/ needs to review the payroll/ Resident Nancy Tannahill had questions on the total.