



Liberty Park Homeowners Association

Monthly Meeting

Date: Thursday, January 4th, 2024

Time: 7:00 P.M.

In Attendance

- Chris Hohe, President (absent)
- Beth Wade, Vice President
- Caprice Zamora, Treasurer
- Stephanie Johnson, Secretary
- Steve South, First Superintendent (absent)
- Joe Bristow, Trustee
- Tom White, Trustee (absent)
- Jill Jung, Trustee
- Bob Rosset, Sergeant at Arms (absent)

Approval of minutes

- December meeting minutes approved.

Treasurer report

Caprice Zamora

Accounts \$200 and under total 9

Accounts \$200.00 and over total 27

Assets

- Current Assets
 - o Checking/Savings
 - o Bank Financial Checking 3158 \$55,157.63
 - o Bank Financial BLDG & Improve. \$141,343.32
 - o Bank Financial \$4,599.03
 - Total Savings \$201,099.98

Beginning Balance \$57,576.19

Ending Balance \$55,157.63

Checks used 4604-4630



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Vice President report

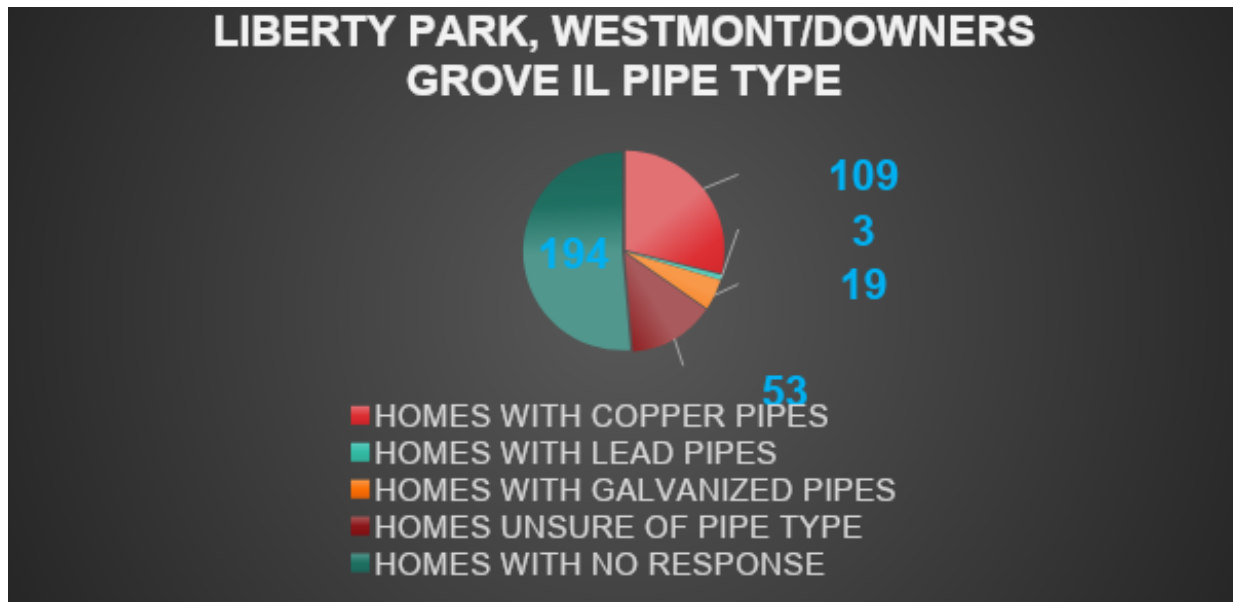
Beth Wade

- Community checks
- Deep cleaning of the club house.
- Booking the Club house with a couple of residents.
- Work plan questions, is this for the open projects list? Caprice believes that this is for the open projects like the tank cleanings. Caprice will need to follow up with clarification on how the building fund is broken out.

Secretary report

Stephanie Johnson

- Update on pipe type survey/ Half of the neighborhood has still not responded.



- Removed lien from account 185.
- Newsletter is printed and ready to be picked up at lithoprint.
- **Community pantry/ Civic duty?**
 - o 501 rules/ what restrictions do we have to follow?
 - o Ask the community for donations.
 - o Community food bank. / Beth wade is working on this as of 01.04.2024



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EPA well question

- o 10.05.2023. Hold off on Well survey but leave on agenda.

Letter for updated contact information

- Need to send out for next year to get a new email, phone number and primary contact for the home.
- 12.07.2023 agreed with board members to send this out after the new year 2024.

Fee increases?

- Increase Fee Increase
 - o \$50/\$75/\$100
 - o Need to make decision by 12/7
 - 12.07.2023 Board decision is to raise fees \$50.00 for the new year 2024 for the second quarter 2024
 - Increase from 100 to 150 a quarter
 - Vote approved for \$50 increase on 12/07/2023
 - **Notice is going to go out with the address update on 01.05.2024.**

Insurance policies

- Stephanie is scheduling meetings with the insurance companies to sort out all the different policies.
- We have multiple insurance policies and not sure what each policy covers.

Assistant Water Superintendent report

Jeff Kwansy

- PH checks. Pumphouse checks.

First Assistant Water Superintendent report

Steve South

Well # 2 was in service for the month of December with a pumpage of 1.5 million gallons and a run time of 118.7 hours.

Pumpage for December of 2022 was 1.5 million gallons.

Total pumpage for 2023 is 2.02 million gallons as compared to 2.184 million gallons for the same period in 2022.

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

Trustee report

- Joe Bristow



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- o Pumphouse checks/ box
- o checks/ neighborhood checks
- o Hydrant flush
- Tom White
 - o Pumphouse checks and weekly subdivision monitoring.
- Jill Jung/Kenny
 - o Neighborhood checks
 - o Pumphouse checks
 - o Checked the fire alarms.
 - o Hydrant flush
 - o B Box covers need to be replaced

President report

Chris Hohe

- PH checks
- Community checks

Election Coordinator of Du Page County Clerk Joshua Benjamin is going to add a ramp to the Club House. Chris will reach out to

Open task

All board members

- o Need to discuss updating the bylaws and the disconnection fee in the bylaws.
- o Review current bylaws and make sure all information is up to date.
 - By laws are the website
 - Stephanie will rewrite the bylaws with the current board and review for approval.
- o 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.

President/ First superintendent

Chris & Steve

- Prairie state new booster/ booster one needs to be repaired.
- Needs new wiring and will schedule repairs.
- Alarm company is coming out December 24th, 2023, to test the alarms in the pumphouse and Club House.

Pittsburg tanks lining the tanks/looking to schedule in the Spring of 2024

- Will need to shut down the water for a week.
- Repairs will need to be done on site prior to lining the tanks.
- Need the valves replaced on each of the tanks.



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- Need dumpster for this job. Follow up with Pittsburg on who a preferred vendor for dumpster is and if any special certification is needed for removal.
- Last time this was cleaned was two years ago.

Neighborhood officer?

- Who is the officer for the neighborhood?
 - o Post officer number on the Facebook pages.

Voting site

- Joshua Benjamin/ Election Coordinator/ Dupage County
 - o Joshua.benjamin@dupageco.org
 - o Office 630.407.5620

Open Projects

- What are we going to do with the current project list?
 - o ~~Completed seal coating parking lot and park.~~
 - o ~~Completed repainting of club house~~
 - o Open/ cleaning and relining tanks/ \$70,000 plus cost of DG water during cleaning & Repairs
 - o Open/ replace hydrant at Ogden and Williams mid 2700 block of park / \$6,000
 - o Open/ main valves to be replaced by Uno/ \$10,000
 - o Open/ expand hatches to the two storage tanks/\$5,000
 - o Open/ replacement of main panel in pumphouse / Chicago switchboard quote \$200,000
 - o Open/ insertion valve needed between pneumatic tank and pumphouse/ \$5,000
 - o Open / Booster one near end of life / \$22,000
 - o Open Well Pump 2 is nearing end of life/ \$20,000 plus pipe cost
- **Total estimated cost of open projects \$338,000.00**

Tanks are going to be cleaned and lined in the spring prior to the water restrictions. We will need to go on Downers grove Water for about a week. At the same time the valves will be replaced.

Fee increases in Westmont/ Downers Grove/ Hinsdale cost increases on water. What is the total cost increase across the township.

- Community well system in Clarendon Hills / assessments around 300 to 400 a quarter for seniors

County

- Have the county come and let the community know about programs offered in the county
- **Native Garden**
 - o Native Garden workshop will be in February. Free seeds
- **Food Pantry**



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- o Existing 501 and we can start a food pantry for the community. People can donate within the community. No cash donations.
- **Ramp**
 - o Ramp is supposed to be installed and it needs to be 6 inches wider.
 - o This is for the election / polling site.
- **Dump?**
 - o Old book shelf? Can we dump this to avoid junk?
 - o Dump of the old floor cleaners in the back to the well?
 - Beth & Kenny will work on removing from the building.
- **Audit**
 - o Audit is done every year now.
 - Audit is now done by accountant yearly.
 - 990 yearly document / not for profit return