

**LIBERTY PARK HOMEOWNERS ASSOCIATION**  
**REGULAR MEETING**  
**March 2, 2017**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, March 2, 2017 at 7:15 p.m.

Present were Board members Chris Hohe, Nancy Tannahill, Dottie Lipe, David Dobbs, Jeff Kwasny, Joe Bristow and Janice Collins. A quorum was present.

Present: Sergeant at Arms: Gordon Molitor.

Present were Employees: Steve South and Rich Thomas.

There was one correction to the February minutes. Nancy Tannahill will place the order for the Knox box not Rich Thomas.

The minutes of the Board meeting were accepted on motion of Joe Bristow, seconded by Gordon Molitor.

**TREASURERS REPORT**

Nancy Tannahill reported that checks written for the month of February included Bulletin, Print and Postage of \$167.24, Building and Improvement of \$250.00; Maintenance of System Labs & Chemicals of \$1,127.10; Maintenance of System – Other \$1,946.02; Miscellaneous expense of \$157.50; Misc. Returned Check of \$75.00; Payroll of \$2,231.12; Payroll Expenses of \$196.33; Reimbursement of Officers and Directors of \$220.32; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$12.23; Office of \$205.67; AT&T of \$200.29; AT&T President of \$70.57; ComEd of \$548.86 and \$276.66; Groot of \$25.00; Nicor of \$112.28 and \$151.39 and Membership Dues of \$83.00 and a returned check fee of \$30.00.

The beginning balance is \$3,368.86– ending balance is \$6,450.42. Check numbers 2547 to 2581 were written and approved by Janice Collins, seconded by Dottie Lipe.

Nancy reported that she received the contract for Williams Liquors which has been recorded. The original has been filed at the pumphouse and a copy sent to Williams Liquors for their file. A few items for the Secretary to be put on the contract; need account number and we will have to add the cost of the filing fee which is approx. \$44.00.

The LPHOA website is up for renewal for \$99.00 for the year. Janice Collins made a motion to renew the website, Joe Bristow seconded it, all were in favor, no one opposed.

**VICE PRESIDENT'S REPORT**

Dottie Lipe reported that for the month of February the Community Building was used for a homeowner's meeting and Bunco party. Dottie monitored the subdivision, did Community Bldg. and pumphouse checks. The ladies bathroom commode tank mechanism has been replaced and now works fine. The commode in the men's bathroom has been replaced due to being defective.

## **VICE PRESIDENT'S REPORT (Cont'd.)**

Dottie also brought up that Liberty Park HOA is a non-for-profit organization and wanted to clarify the Association's position about Chris attending the Republican fundraiser. Our Assoc. cannot give money to support any political party or organization and could jeopardize our not for profit status. Attendance would be on an individual basis and not as a representative of our Association. There cannot be any reimbursement of any expenses or discussion at the regular meetings.

## **SECRETARY'S REPORT**

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Typed up the revised 2017 project "to do" list and is posted on the bulletin board at the PH. Typed up the Rules and Regulations and given to Board members to review and make changes.

## **ASSISTANT WATER SUPERINTENDENT'S REPORT**

Steve South reported that for the month of February Well #3 was in service with a pumpage of 1,744,000 gallons and a run time of 120.3 hours. Pumpage for February in 2016 was 1,866,000 gallons.

Total pumpage for 2017 is 3,855,000 gallons compared to 3,867,000 gallons in 2016.

February fluoride in-field samples were in on time and back satisfactory. February Bac-t/Ecoli in-field samples were in on time and results still pending. January Bac-t/Ecoli in-field samples came back satisfactory.

Steve reported monitoring the subdivision, pumphouse checks, readings and drew samples for the month.

Steve is going to start getting solid numbers together for the replacement on the four valves. Liquid Vision wants to submit a bid – Chris is waiting on that. Steve stated we have to change the hatches, plug the tanks and clean them then Uno will dig up. Liquid Vision can also change out the valves.

Steve also mentioned that his Program Manager at ComEd thought they would be offering some incentives on the LED promotion. As discussed several meeting ago, it's worth waiting for changing out any lighting at the CB to LED's.

## **SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT**

Rich Thomas reported pumphouse and Community bldg. check and weekly monitoring. He also fixed the women's toilet. The men's toilet had a cracked flange and required a licensed plumber to take care of it. Rich starting working on repairing the drinking fountain at the PH which is now obsolete. We use the fountain to collect the daily samples. Rich was replace it with something newer.

## **DIRECTORS REPORTS**

David Dobbs reported neighborhood monitoring and pumphouse checks and located a b-box on the 3800 block of Williams.

Joe Bristow reported pumphouse checks and weekly monitoring.

## **DIRECTORS REPORTS (Cont'd.)**

Jeff Kwasny reported pumphouse checks and neighborhood monitoring.

Gordon Molitor reported weekly monitoring, pumphouse checks

## **PRESIDENTS REPORT**

President Chris Hohe reported doing pumphouse checks and weekly monitoring. Chris also noticed that there is a very large branch/limb at the park just hanging there. A few of the guys should get together so we can get it down before it falls on someone, but certainly before the Egg Hunt.

Our annual Easter Egg Hunt is Saturday, April 15<sup>th</sup> at 1:00 at the park. There are a couple of residents who signed up as volunteers on the website. It was suggested that these volunteers come to the April meeting to talk about upcoming events and the help we could use. We also need to get a group together to come down and stuff the plastic Easter eggs with candy and to possibly be present on the day of the event.

The Earth Day Walk is coming up also. The girl scout troop will be available to walk the subdivision. We need a few Directors to go around the subdivision picking up bags of trash.

Chris called Andy Anderson at the township office about placing the markers at the corner of 41<sup>st</sup> and Washington by the Community Building. His crew did a great job. The township has been instrumental in taking care of certain things we've asked him to do for us.

Janice suggested sending Andy Anderson a thank you card for all the township has done for us. A card will be left at the pumphouse for all to sign.

The chlorine alarm is not working over at the pumphouse. Steve South will follow up on this.

The 2017 Project list is on the bulletin board and some of the projects have been delegated to certain Board members, so that the same people aren't always taking on projects.

Exterior painting of the pumphouse building was brought up. It will not be put out for bid. The Board can get together to power wash the exterior, then after a few days of drying, we can get together as a group and get it painted. We may have to do some scraping as well because of the several layers of paint on the building. This is something that has gone by the way-side and should be considered to be done.

David Dobbs stated that preparation is extremely important. Dottie Lipe asked if this needs really needs to be done anytime soon because of all the monies going out are selected on more important items. Steve South concurred. The Board was in agreement that we will table the PH painting for a future project.

Chris has been in contact with a fellow from the EPA who indicated that we need a new contract with Joe Ferrel. He was going to send a contract form as a sample. This contract would include what Joe's job entails. As soon as Chris receives the sample contract, this will be given to the Liberty Park Secretary to type up for Joe Ferrel to sign.

## OTHER BUSINESS

A resident from Park Street sent a letter to the Board to see if we would be interested in putting up a "Little Free Pantry" which could be placed in front of the CB. This pantry would hold non-perishable food such as canned goods for those residents who need it. It's very popular now and a lot of churches are doing it. After discussion, the Board suggested we call our insurance company to see if this is something they would approve and if the Association has any liability for having this. See attached letter and picture.

The issue of putting a smoke alarm in the garage came up for discussion. After deliberation among the Board, Chris volunteered to reach out to Chief Weiss to see if it is mandatory. We've had the generator since 1999 and it was suggested only because we have the generator stored in the garage. As part of one of our future projects, we must purchase an outside generator.

The additional cost to put a smoke alarm in the garage is in addition to the important items such as having the distribution panel re-wired, the 4 valves replaced, etc.

Rich Thomas mentioned that there are several branches over the PH roof that needs to be taken down as they are rubbing on the shingles.

Bob Jankowsky cannot distribute the bulletin this month and may not the following month because of a knee/leg issue. Therefore, volunteers are needed to distribute the bulletins – one person per street and are as follows:

Jeff – Williams	Tiffany – Park	Steve – Liberty	Gordon – Washington
Janice – Adams	Rich – Grant	Volunteer (Connie) to take Lincoln	

(Chris will ask if Connie is available to deliver the newsletters)

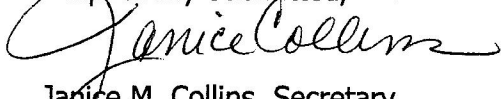
Next Wednesday is our monthly bunco at the Community Building. This is such a nice evening out with lots of laughs, food and drink. We are always looking for new-comers to partake in this social gathering.

Tiffany Binks inquired if the Association has an Easter Bunny available for the annual Egg hunt at the Park. This was brought up since her Mom is dressing up as the bunny for another event earlier that morning and would be available for our 1:00 event. The Board agreed that this would be very nice for the children to enjoy and a nice gesture from Tiffany's Mom. Liberty Park Treasurer will be present to take pictures of the children with the Easter Bunny.

Dottie is looking for more volunteers/Board members to be present for the Egg hunt. We need to keep the children from running through the park where the eggs are hidden. It seems as if the same volunteers are there every year and we need more participation. All Board members are encouraged to attend the Easter Egg Hunt which doesn't last more than 10 or 15 minutes from start to finish.

The meeting was adjourned at 8:32 p.m. on motion by Dottie Lipe, seconded by David Dobbs.

Respectfully Submitted, .



Janice M. Collins, Secretary  
LIBERTY PARK HOMEOWNERS ASSOCIATION