

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
May 3, 2018

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, May 3, 2018 at 7:08 p.m.

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

Sergeant at Arms: Gordon Molitor was present.

Employee: Steve South was present. Ed Collins absent.

There was one correction to the April minutes in the Treasurer's report which was a misspelled word. Should have been "mailed" with the next billing.

The minutes of the Board meeting were accepted as corrected on motion of Tom White, seconded by Joe Bristow.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of April included the Bulletin, Print and Postage of \$272.24; Easter Egg Hunt, \$62.60; Maint of System Labs & Chemicals of \$40.00; a Memoiral of \$75.00; Payroll of \$1,719.62; Payroll Expenses of \$148.64; Reimbursement of Officers and Directors of \$142.810; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$22.29; Office Supplies of \$107.98; AT&T of \$223.79; Com Ed of \$368.72 and \$235.50; DG Sanitary District of \$74.70; Groot of \$31.63; Metro PCS of \$30.00 and Nicor of \$81.61 and \$100.81.

The beginning balance is \$28,551.29 – ending balance is \$12,572.81. Check numbers 2978 to 3005 were written and approved by Janice Collins, seconded by Joe Bristow.

Nancy put a poll on the LPHOA facebook page relating to how residents would like to receive the monthly newsletter. One resident wanted to get rid of it all together, One said do e-mail and save trees, another said to go down to 2 pages and if there is more information then make the newsletter 4 pages. From all LPHOA residents, the site was look at by over 100 residents, but only 12 residents replied. The bulletin will remain as is.

Insurance bills will come due next month. The liability insurance is \$2,140 and the CNA Assurity Dishonest policy is \$281.00. Both remained the same as last year. Dottie made a motion to pay both bills, Janice seconded the motion. Motion passed.

The tree program mentioned in last month's meeting would be \$400-\$500 per tree cost, after the coupon. Also to clarify, we are a "not-for-profit" organization not a non-for-profit.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of April the Community Building was used for a homeowner's meeting, two birthday parties, a family reunion and a celebration of life event. Dottie monitored the subdivision, Community Bldg and pumphouse checks. Four welcome letters were sent out to: 3904 and 4018 Liberty; 3901 and 3911 Williams. So far in May, two welcome letters were sent to 3903 Liberty and 4001 Williams.

VICE PRESIDENT'S REPORT (Cont'd)

Dottie also wanted to bring up the fact that when a Board member is out of town or on vacation, residents need not know. The Board agreed and will be more diligent when speaking with Owners.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Monitored for Dottie while out of town as well as daily community bldg. checks in her absense. A call was received by a Liberty Park renter to book the Community Bldg. and was told to wait for Dottie's call back.

Janice also typed up an information letter for Acct. #112, sent out several garbage letters and mailed out the commercial backflow letters for Chris.

Reached out to AT&T on March 3 regarding the high phone bill, in order to get it reduced. Right now we are paying \$173.00 month plus taxes and surcharges comes out to about \$225 month. We have two options; one option the "all for less bundle" which are two lines, unlimited long distance & Y-fi connection for \$120 a month plus taxes and surcharges come out to approx..\$ 160 month for 3 years. Option 2, the "all for less on the go promotion" consists of 2 land lines which include unlimited long distance, and a Samsung tablet at a rate of \$100 month with taxes and surcharges brings the monthly total to \$140.00 for 3 years.

Since the Board was unsure and couldn't make a decision, Janice was asked to leave both options from AT&T at the PH for all to review. We can further discuss at the June meeting and possibly make a decision.

Janice e-mailed Mark Thoman , Supervisor of DG twsp. Regarding the sign at the park – he indicated that since we are unincorporated, the HOA would be responsible for towing. Hwy Commissioner Anderson can have the signs made up and installed.

Janice received an e-mail from the attorney for Acct. #269 with regards to the delay in closing. It was stated that the delay was not caused by the LPHOA Secretary. In this case, the Purchaser elected to delay the closing because he was unaware of the quarterly assessment. Once the buyer was notified that the quarterly assessment is actually a maintenance assessment for using the public water, then the Buyer agreed to close.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Steve South reported that for the month of April Well #3 was in service with a pumpage of 2,145,000 gallons and a run time of 122.2 hours. Pumpage for April of 2017 was 1,998,000 gallons.

Total pumpage for the year is 8,261,000 gallons as compared to 7,955,000 gallons for the same period in 2017.

ASSISTANT WATER SUPERINTENDENT'S REPORT (Cont'd.)

Bac-T, Ecoli and Fluoride in-field samples were in on time and back satisfactory.

On April 25, we had a main break at 3902 Washington. Uno did the repair – there was a hole on the top of the main. On April 27, we had hydrant flushing - went well with no issues.

Steve did daily readings, monthly samples, babysat the main break, hydrant flushing, weekly monitoring and pumphouse checks.

We are running low on repair clamps. Chris has the list. Steve is also working on the 3 year improvement plan, but is not finished with it yet.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins report was read that he did neighborhood monitoring, pumphouse checks and readings and Community building checks. Ed also participated in the hydrant flushing.

DIRECTORS REPORTS

Jeff Kwasny reported pumphouse checks and weekly monitoring. Jeff was also present for hydrant flushing.

Joe Bristow reported pumphouse checks, weekly monitoring and participated in the hydrant flush.

Tom White reported daily pumphouse checks, monitored around the subdivision and was present at the hydrant flushing.

Gordon Molitor reported doing pumphouse checks and monitored the neighborhood. Gordon had also participated in the hydrant flushing. It was finished in record time.

PRESIDENTS REPORT

President Chris Hohe reported doing weekly monitoring, pumphouse and community bldg. checks. Chris worked on the newsletter. Also went to check on the service line for the replacement that Uno did at 3810 Washington Street.

Chris called Customized Protection and is waiting for a return phone call on getting started. They were out previously to take measurements.

Chris has been in touch with Andy from the DG Township office and met at the park. He actually was very helpful in this matter. He got ahold of several people at DuPage county. A suggestion was that we send a letter to Zazzo's directing employees and customers not to park at the park because that area is for the Liberty Park patrons and whomever is using the Community Bldg.

PRESIDENTS REPORT (Cont'd.)

Then we ask DG Twsp if they can pass an ordinance installing 2 hour parking with double arrow signs. The county says it shouldn't be a problem. They would handle all the signage at no charge, making the signs, putting them up and responsible for towing if we call since it's a county ordinance.

It would be enforceable and instead of towing a ticket may be issued.

Chris hand wrote a letter to Zazzo's and will have the Secretary type it up so we have a paper trail.

A notice was received the other day regarding a foreclosure in the 3800 block of Williams.

The fire hydrant at Williams and Ogden will not open. Chris and Steve will be working on that.

Since there was no other business to discuss, the meeting was adjourned at 7:42 p.m. on motion by Dottie Lipe seconded by Nancy Tannahill.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Janice Collins".

Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION