

**LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
November 1, 2018**

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, November 1, 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: Ed Collins was present. Steve South was not in attendance.

There were no corrections to the October minutes. The minutes of the Board meeting were accepted as presented on motion of Jeff Kwasny, seconded by Joe Bristow.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of October included Building & Improvement of \$420.00; Bulletin, Print & Postage in the amount of \$307.24; Maintenance – Bldg. & Improvement of \$9.17; Maint. of Property of \$500.00; Maint of System Labs & Chemicals of \$40.00; Maint. System – Other of \$4,001.37; Payroll of \$1,564.94; Payroll Expenses of \$137.33; Reimbursement of Officers and Directors of \$198.94; Reimbursement of Officers and Directors Phone of \$11.80; Supplies for Meeting of \$19.79; Office Supplies of \$3.98; Com Ed of \$358.45 and \$239.20; DG Sanitary of \$77.70; Groot of \$33.69; Metro PCS of \$30.00; and Nicor of \$34.98 and \$33.87 and a Misc. charge of \$115.00.

The beginning balance is \$1,660.87 – ending balance is \$11,447.80. Check numbers 3193 to 3221 were written and approved by Janice Collins, seconded by Tom White.

Nancy worked on the proposed 2019 budget but that may need to be reviewed once the assessment increased vote is established. Also four information letters were sent.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of October, he Community Building was used for a homeowner's meeting, a birthday party and welcome home for service man. And a pumpkin painting party. Dottie monitored the subdivision, Community Bldg and pumphouse checks. Three welcome letters were sent to 3917 Washington; 3820 Park Street and 3917 Liberty Blvd.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, pumphouse checks and Community Bldg. checks. Also participated in the pumpkin painting.

ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported in Steve South's absence that for the month of October Well #2 was in service with a pumpage of 1,877,000 gallons and a run time of 155.8 hours. Pumpage for October of 2017 was 2,776,000 gallons.

Total pumpage for the year is 21,426,000 gallons as compared to 23,154,000 gallons for the same period in 2017.

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

Steve did neighborhood monitoring, pumphouse checks, readings and monthly samples. On October 4th, we had a main break at 3818 Liberty, which was repaired by UNO.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported doing neighborhood monitoring, pumphouse checks and readings and Community building checks. Also was present for the pumpkin painting event at the Community bldg. Ed walked around the park and was fairly clean from debris.

TRUSTEE'S REPORTS

Joe Bristow reported neighborhood monitoring and pumphouse checks.

Jeff Kwasny reported pumphouse checks and weekly monitoring.

Tom White reported daily pumphouse checks and monitored around the subdivision.

Gordon Molitor reported pumphouse checks, weekly neighborhood monitoring and took the trash out.

PRESIDENT'S REPORTS

Chris Hohe reported being present at the main break at 3818 Liberty on October 4th. There was a one inch hole on the bottom of the pipe. Uno used a 12 inch clamp. Chris monitored the subdivision, pumphouse and Community Bldg checks. Worked on the newsletter with Nancy and showed Ed Collins how to do a locate. Pumpkin Painting was a success again this year. There were approximately 18 participants. We had pizza, cookies, milk and punch for lunch.

We have a dead pine tree next to the Community Building. Steve South got an estimate for removal from Vidito Tree Experts for \$675.00 to remove the pine. Stump removal would be an additional \$100.00. We will seek another two proposals.

This is our annual meeting to vote for a President, Secretary and Trustee. This meeting is also to discuss an assessment increase for next year. Our Association has a lot of expenses; with everything going up, such as chemicals, insurance, tax preparation, electricity to keep the pumps running the wells. We have a valve going bad which is located on Williams Street. Downers Grove replaced the valve during the Williams Street project – they picked up the cost of the curb, cement and asphalt. We just have to cover the cost of the valve.

PRESIDENT'S REPORTS (Cont'd.)

The need for an increase in assessments is to cover on-going projects. Below is the improvement plan for the next several years:

- Main valves – we have three of them which are in-operable; 39th & Williams, Ogden & Williams and by Sherwin Williams bldg. Approx. cost \$12,000.
- 4 valves across the street need replacement; 3 storage tanks and one pressurized tank. Approx. cost \$20,000.
- Booster pump is deteriorating - \$10,000.
- Air compressor mercooid switch, \$500 each. We have 5 of them.
- The pressure in the booster leaks. This would entail shutting down the entire system. Repair is approx. 8-\$10,000.
- Water main surge suppressures – approx. \$10,000 – we have 2 of them.
- We have a generator, stored in the garage, the EPA insists on a switched over generator. Without electric, we have no water. The generator has an anti-freeze leak and Buttrey will be servicing it soon. We need to maintain this generator.

We have a contract with Downers Grove and when they did the work on Williams they replaced their valve and our valve and put in a meter. If in an urgent situation we have no water in our subdivision, we can use the water from Downers Grove and just pay whatever water was metered. This project ran Downers Grove \$40-\$50,000 – we just have to pay for the meter which is under \$5,000.

OPEN FORUM:

A resident was inquiring of the time frame on all of these projects. There is no real time frame, just when item break down we need to get it repaired.

Another resident asked what kind of profit we had at the end of last year. Nancy actually went back a few years. In 2016 we had a profit of \$2,373.36, for 2017; we had a neg. of \$12,406.22, for 2018, we are down \$24,648.38 because of all of the main breaks that have incurred.

In 2017, we paid out \$46,832.50 just on the system and main breaks and valves alone. Uno does our repairs. We trust Uno with all of our main breaks.

A resident inquired as to how many homes are in the subdivision that pay quarterly assessments. There are 361 homes which is roughly \$27,000 a quarter. In prior years, the assessments have not gone up. It was raised two years ago and the need exists to raise it again.

Another resident stated that raising the assessment only \$25.00 a quarter still doesn't seem to be enough to get us ahead. Other residents felt that \$25 a quarter was too much since there are residents on a fixed income.

Gordon Molitor encouraged residents to think of getting our community on a surplus instead of a deficit. Nancy Tannahill reminded residents that if Westmont or Downers Grove came in and we connected to their water. They would have to re-do all of our pipes and every H/O in Liberty Park would be charged. Ed Collins said it is imperative to build up our reserves in order to take care of any emergencies that may require immediate attention.

President, Chris Hohe again brought up the William Street project which cost Downers Grove \$750,000 for 3 blocks. They got new valves, hydrants new hookups to each house. They went from a 6 inch main to an 8 inch main. They did that because of Aldi's coming into the shopping center.

OPEN FORUM (Cont'd.)

Another H/O asked if the Board considered other options, any kind of scheduling for the needed repairs, any other projects forecasted? The Board did consider a one time "special assessment" in lieu of increasing the quarterly assessment. The intention for this meeting was to come up with a reasonable increase. Treasurer, Nancy Tannahill suggested cutting costs such as limiting the bulletin to one page, cut out sending out a memorial for a resident who has passed away.

One Homeowner suggested putting something on the website or facebook page giving residents options and to be able to vote relating to the quarterly increase. Nancy will also get with Steve South, Water Superintendent and get the figures together on what upcoming projects will cost and post everything on the website and facebook page so residents can view prior to the next meeting.

Another Homeowner mentioned raising the assessment only \$10.00 a quarter for 2019, another \$10.00 increase in 2020 and then the third year another \$10.00. Therefore, a slight increase over the next three years would then be \$105.00 per quarter per resident.

The Board was very receptive to everyone's thoughts, suggestions and options and since no final decision was determined, we will table this until the December 6th meeting.

A resident wanted to know what the Board could do about his neighbor housing all sorts of animals in his front lawn. The Board doesn't get involved with homeowner issues.

Another resident expressed his concern with his three small children as to the amount of vehicles driving so fast down Washington Street and what can DuPage Sheriff's office do about it. The resident was told to call the number on the back of the newsletter and DuPage County will have a squad car sitting to radar speeders, if they aren't on an emergency. All you need to do is call them with your concerns

OTHER BUSINESS:

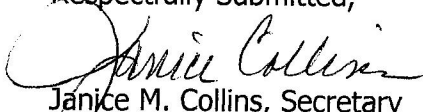
Letter of resignation from Steve South, First Water Superintendent was read. His last day is December 31, 2018. He will complete all of the projects and train a suitable replacement.

The November meeting is the election meeting. There are two candidates for President, Chris Hohe and Ken Lipe. For Secretary, Janice Collins will re-run and for Senior Trustee, that position is open. There was a discrepancy at last year's election with the Trustee position and the Board has worked to rectify it.

All Homeowner's were given a ballot to fill out and place in the ballot box. Molly Burton, Jessica Scholtes and Sandra Guy volunteered to count the ballots. For President, Chris Hohe received 25 votes, Ken Lipe 23 votes. Since this was so close the ladies counted the votes three times to make sure. Secretary was Janice Collins. The Board appointed Joe Bristow as Senior Trustee.

Since there was no other business to discuss, the meeting was adjourned at 8:16 p.m. on motion by Dottie Lipe seconded by Gordon Molitor.

Respectfully Submitted,



Janice M. Collins, Secretary

LIBERTY PARK HOMEOWNERS ASSOCIATION