

LIBERTY PARK HOMEOWNERS ASSOCIATION
REGULAR MEETING
December 5, 2019

The regular meeting of the Liberty Park Homeowners Association was called to order by President, Chris Hohe, on Thursday, December 5, 2019 at 7:13 p.m.

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

Sergeant at Arms: Gordon Molitor was absent.

Employees: Sean Burton and Ed Collins were present.

There were no corrections to the November minutes. The minutes of the Regular Meeting were accepted as written by a motion made by Tom White, seconded by Nancy Tannahill.

TREASURERS REPORT

Nancy Tannahill reported that checks written for the month of November included Building and Improvements of \$8.54; Bulletin, Print & Postage of \$7.50; Maint. of Property \$500.00; Maint of System Labs & Chemicals of \$1,552.89; Maint. of System Other of \$8.86; Memorial of \$75.00; Payroll of \$1,282.38; Payroll Expenses of \$111.90; Reimbursement of Officers and Directors of \$146.96; Reimbursement of Officers and Directors Phone of \$11.80; AT&T of \$76.97; Com Ed of \$339.62 and \$268.28; Groot of \$41.50 and Nicor of \$79.96 and \$85.60.

The beginning balance is \$6,816.22 – ending balance is \$19,056.63. Check numbers 3543 to 3568 were written and approved by Janice Collins, seconded by Tom White.

Nancy prepared the 2020 budget figures which were reviewed by the BOD. Janice made a motion to approve the 2020 budget, Dottie 2nd the motion. Motion around the Board was, Nancy, yes; Tom, yes; Dottie, yes, Jeff, yes; Joe, yes and Janice, yes.

Nancy sent out four information letters and 10 delinquent letters. Also filled out the application for a credit card. The renewal for the American Water Works was received at a cost of \$83.00. Janice made a motion to approve the \$83.00 rate, Dottie seconded the motion. Motion carried. Melissa Loguirato will take over the Treasurer's position in January and will be appointed at the January meeting. Sandy Guy has agreed to be on the Audit Committee. Janice will take over sending information letters beginning in January.

VICE PRESIDENT'S REPORT

Dottie Lipe reported that for the month of November, the Community Building was used for a homeowner's meeting and a 90th birthday party.

Dottie monitored the subdivision, Community Bldg. checks and pumphouse checks. Dottie sent five welcome letters to 3821, 3931 and 4103 N. Park, 3925 Williams and 4031 N. Washington.

SECRETARY'S REPORT

Janice Collins reported monitoring the subdivision, monitored for Dottie while she was out of town, did pumphouse checks and Community Bldg. checks. Was also present to decorate the tree and CB with holiday decor.

FIRST ASSISTANT WATER SUPERINTENDENT'S REPORT

Sean Burton reported that for the month of November Well #3 was in service with a pumpage of 2,043,000 gallons and a run time of 142.3 hours. Pumpage for November of 2018 was 1,795,000 gallons.

Total pumpage for the year is 24,286,000 gallons as compared to 23,221,000 gallons for the same period in 2018.

November in-field samples were in on time and back satisfactory.

Sean reported weekly subdivision checks, daily pumphouse checks, readings and monthly EPA monitoring. Sean pulled out the generator during Thanksgiving week to make sure it was in working order and put it back in the garage on Sunday.

SECOND ASSISTANT WATER SUPERINTENDENT'S REPORT

Ed Collins reported doing neighborhood monitoring, pumphouse checks, readings and was present during the 3 recent main breaks and assisted Chris with taking down the pole at the PH and installing a dusk to dawn light. Ed also was available to decorate the tree and the inside of the CB.

TRUSTEE'S REPORTS

Joe Bristow reported pumphouse checks, weekly monitoring and b-box checks. Joe was at the main break by Buttrey.

Jeff Kwasny reported pumphouse checks and weekly monitoring. Also reported the one main break.

Tom White reported monitoring the subdivision, pumphouse checks and continually checking the bucket in the garage. Tom was also present to decorate the Community Bldg. and tree.

PRESIDENT'S REPORT

Chris Hohe reported that he placed a chemical order with Hawkins for phosphate and chlorine. On November 5th, Westmont came out to do a fire alarm inspection. Chris just received notification that we passed at both properties. In January, we will have the alarms tested.

As Ed mentioned, we put up a double LED bulb which is a dusk to dawn light on the exterior of the pumphouse after taking down the pole. We had three main breaks since the last meeting. One at 4106 Liberty and two by Buttrey. Westmont insists that we get a permit to dig up the streets. Chris went to the Village Hall to fill out the paperwork. They insist that we asphalt the area after the main break that happened by Buttrey.

PRESIDENT'S REPORT (Cont'd.)

Santa's Workshop is Sat. Dec. 14. The CB tree went up and decorated with ornaments, plus the holiday decorations were placed around. The marquee has the information on it to sign your child up for Santa's workshop. This will also be put on the website and facebook page.

OTHER BUSINESS

Resident Jackie Bartasis was in attendance on behalf of several owners who had called her with LPHOA related questions. She was advised by the BOD to refer any Liberty Park callers to Chris, Sean or any other Board member and to encourage residents to attend monthly meetings with items that need addressing. She should not be taking calls as she has not been a Board member since 2013.

Other items brought up for discussion was the electrical panel issues, the booster, newsletters, reading of the minutes, generator, the park and where is the extra assessment monies going. All of her questions and concerns were addressed and answered in detail. Jackie also presented paperwork to the Board for safe keeping. She indicated that the paperwork was brought over to her from Downers Grove Township. These documents included letters, maps and legal information.

Nancy mentioned that the report from the tank cleaning should be reviewed and discussed at the January meeting. Janice will include the report for all Board members to look over and bring to the January meeting.

Since there was no other business to discuss, the meeting was adjourned at 8:26 p.m. on motion made by Janice Collins seconded by Dottie Lipe.

Respectfully Submitted,



Janice M. Collins, Secretary
LIBERTY PARK HOMEOWNERS ASSOCIATION