



Liberty Park Homeowners Association

Monthly Meeting

Date: Thursday, November 7th, 2024

Time: 7:00 P.M.

In Attendance

Beth Wade, Vice President/ President

Caprice Zamora, Treasurer

Stephanie Johnson, Secretary

Steve South, First Superintendent

Joe Bristow, Trustee

Fred Haydon, Trustee

Jill Jung, Trustee

Denis Patti, Sargent at Arms (Absent)

Approval of minutes

- October Minutes approved

Treasurer report

Caprice Zamora

Delinquent accounts

- Accounts \$200.00 to \$400.00 over total 19 accounts
- Accounts \$4000.00 over total 47 accounts
- Current Assets
 1. Checking/Savings
 2. Bank Financial Checking 3158 \$45,963.14
 3. Bank Financial BLDG & Improve. \$41,915.90
 4. Bank Financial \$4,620.21Total Savings \$92,499.25

Beginning Balance \$35,459.89

Ending Balance \$45,963.14

Checks used 4827-4851

Audit was completed on Saturday. The audit chair was Jim Young and was completed on Saturday November 2nd, 2024

Recommendation was that the GL accounts be updated to make it easier for accounts. Copies of the year-end statement will be presented to the board members.



Liberty Park Homeowners Association

Monthly Meeting

Date: Thursday, November 7th, 2024

Time: 7:00 P.M.

Vice President report

Beth Wade

- Budget is completed
- Setting money aside for tank cleaning and estimate is \$64k
- Outlined job description for board members with Stephanie Johnson

Secretary report

Stephanie Johnson

- Provide closing documents for one homeowner and a welcome packet to the new owners.
 - Reminded sellers that we need more than four days to pull information on their account. If we don't receive at least two weeks' notice it will delay the closing
- Ordered supplies for the CH and will drop off tomorrow. Will follow up with Caprice.
- We do need to review the job descriptions sent by Beth VP.
- I would suggest the board look at current chemicals and potentially buy ahead due to the impending tariffs. If any of the raw materials for the chemicals are from outside of the United States we could potentially be facing a large price hike. We may want to follow up with our current supplier on the chemicals.

Assistant Water Superintendent report

Jeff Kwansy

- PH checks. Pumphouse checks.

First Assistant Water Superintendent report

Steve South

Well #2 and 3 were in service for the month of September with a pumpage of 1.9 gallons and run time of 154.3 hours. Pumpage for September of 2023 was 1.6 gallons. Total pumpage for 2024 is 11941000 gallons which includes 2800000 gallons from DG during the tank project. Compared to 11754000 gallons for the same period in 2023.



Liberty Park Homeowners Association

Monthly Meeting

Date: Thursday, November 7th, 2024

Time: 7:00 P.M.

Trustee report

- Joe Bristow
 - Pumphouse checks/ box
 - checks/ neighborhood checks
 - Hydrant flushing
 - Main break

- Fred Haydon
 - Fred needs to work on the budget and will need to schedule it. This can only be done by board members.
 - Neighborhood checks
 - Pumphouse checks
 - Hydrant flushing
 - Main break

- Jill Jung/Kenny
 - Neighborhood checks
 - Pumphouse checks
 - B box checks / marking
 - Hydrant flush
 - Main break

President report

Beth Wade

- See VP notes

Homeowners Meeting

Meeting minutes will need to be updated on the website.

Downers Grove public works came to meeting to do snow plowing and to not park on the street. You can contact the village of Downers Grove for additional information or assistance.

Open task



Liberty Park Homeowners Association

Monthly Meeting

Date: Thursday, November 7th, 2024

Time: 7:00 P.M.

Open Projects

5. Completed seal coating parking lot and park.
 6. Completed repainting of pumphouse
 7. Open/ cleaning and relining tanks/ \$70,000 plus cost of DG water during cleaning & Repairs-
 - 05.09.2024 Scheduled for the week of 05.20.2024 by Pittsburg.
 1. 05.09.2024 Scheduled during the same period of time Prairie State will be adding tamper proof seals on the well lids-
 1. Notifications posted on 05.09.2024 about tank cleanings-
 - 06.06.2024: First of two tanks is relined. Pittsburg will provide a report on the condition of the tanks prior and required maintenance. Tanks should be drained yearly and cleaned.
 2. The second tank is scheduled to be cleaned the week of 06.10.2024.
 3. The sunbelt rentals are included in the cost for the work with Pittsburg tank cleaning.
 4. We need to look at replacing the covers to the tanks. The lead free/copper free tank covers are \$3,000 a piece and we would need three lids.
 8. 08.01.2024: total cost of Pittsburg tank cleaning and Downers Grove water
 1. \$136,862.38
 9. Open/ replace hydrant at Ogden and Williams mid 2700 block of park / \$6,000.
 10. Open/ main valves to be replaced by Uno/ \$10,000
 11. Open/ expand hatches to the two storage tanks/\$5,000
 12. Open/ replacement of main panel in pumphouse / Chicago switchboard quote \$200,000
 13. Open/ insertion valve needed between pneumatic tank and pumphouse/ \$5,000
 14. Open / Booster one near end of life / \$22,000
 15. Open Well Pump 2 is nearing end of life/ \$20,000 plus pipe cost
- **Total estimated cost of open projects \$338,000.00**

Bylaws

- We need to update the bylaws/fee schedule.
- Planned review of Bylaws

Board members

County

- Have the county come and let the community know about programs offered in the county

Food Pantry

- Existing 501 and we can start a food pantry for the community. People can donate within the community. No cash donations.
- 10.03.2024 Completed and actively being used.

Senior Discount program

- 05.09.2024 A discount would be proposed of \$35/ per quarter to those who apply and are qualified. Quarterly assessments. This would lower the assessment from \$200 to \$165 per quarter.



Liberty Park Homeowners Association

Monthly Meeting

Date: Thursday, November 7th, 2024

Time: 7:00 P.M.

- Requirements
- Primary owner of the property and primary resident. Need proof of ownership and will need to reapply every year. Any fraudulent applications will result in back dues being paid back.
- Age 65 and over to qualify for the discount.
- ~~06.06.2024: Beth @ LPHO VP worked on an outline for the senior program.~~
 - ~~Program will be aged based, and homeowners will need to be recertified every year.~~
 - ~~Sign up would be once a year and plan is to make this program effective 4th quarter.~~
 - ~~06.06.2024 Board voted and passed senior discount program.~~
- ~~08.01.2024: Program is active and 54 seniors signed up. Discount will start next quarter.~~
- ~~10.03.2024: Completed~~

Amnesty program

- 06.06.2024: Program would allow homeowners to catch up by removing some of the past due cost on the account.
 - If homeowners fall off of payment plans then they'll owe the full amount of the past due amount.
 - The LPHOA board will investigate this further.

Food Pantry

- Beth is going to start a food pantry project for the neighborhood. Stephanie has offered to be part of the food pantry project. Possibly include a coat drive as well.

Elections are up

- Trustee/ Jill Jung is open/ She will be running again as well.
- Secretary / Stephanie Johnson's is open/ she will be running again as well.

Children Events/ Pending for 2025

- Chalk and popsicles day



Liberty Park Homeowners Association

Monthly Meeting

Date: Thursday, November 7th, 2024

Time: 7:00 P.M.

- Have children from the community come and decorate the sidewalks/ parking spots.
- Planning on having lawn games.

Liberty park 100 year anniversary

- Party in the park?
- Food? Fire trucks and lawn games?
- Completed and successful. Thank you everyone who volunteered.

Garden Club

- Hugo who is a local boy that is taking care of the garden. We voted to name a flower bed after Hugo? LPHOA will provide Hugo with a badge.

- **Line breaks/ assistance needed in neighborhood**

- LPHOA ask that the board better communicate when lines are being serviced or if a line break is being addressed.
- We can send out text alerts once notified but those alters are a mass text.

- **Elections**

- Secretary / Stephanie Johnson's is open/ she will be running again as well.
- Trustee/ Jill Jung is open/ She will be running again as well.