



Liberty Park Homeowners Association

Monthly Meeting

Date: Thursday, December 12th 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

Approval of minutes

- November Minutes approved

Treasurer report

Caprice Zamora

Delinquent accounts

- Accounts \$200.00 to \$400.00 over total 19
- Accounts \$4000.00 over total 43
- Current Assets
 1. Checking/Savings
 2. Bank Financial Checking 3158 \$64,753.17
 3. Bank Financial BLDG & Improve. \$41,924.54
 4. Bank Financial \$4,621.16Total Savings \$111,298.87

Beginning Balance \$46,850.71

Ending Balance \$64,753.17

Checks used 4859-4874



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Vice President report

Beth Wade

- Job descriptions need to be updated
- Budget updates for projects
- Meeting will be held on January 2nd 2025 meeting
- Pump house checks/ community checks
- Minutes are updated on the website.
- Met with lawyers for updates on property sales.

Secretary report

Stephanie Johnson

- Followed up with homeowner on payment to the HOA.
- Reached out to a lawyer on selling a property. Will attempt one more time to reach out to the lawyer on property.
- Downers Grove Sanitary is up to date for the LPHOA but there are homeowners who are behind. 4 accounts are behind.

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 November with a pumpage of xxx gallons and run time of 137 hours.

Pumpage for November of 2023 was xxxxx gallons.

Total pumpage for 2024 is xxxxx gallons which includes 2800000 gallons from DG during the tank project.

Compared to xxxx gallons for the same period in 2023.



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Trustee report

- Joe Bristow
 - Pumphouse checks/ box
 - checks/ neighborhood checks
- 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
- Jill Jung/Kenny
 - Neighborhood checks
 - Pumphouse checks
 - B box checks / marking
 - Replacing B box caps
 - Garbage collection
 - Chemical markers and sample bottles
 - Shut off and turn on for plumbing repairs

President report

Beth Wade

- See VP notes

Homeowners Meeting

Open task



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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-
 - o 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
- 12.12.2024: Need to update homeowners on bylaw updates so they can vote on this.

Amnesty program

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

Food Pantry



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- 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

- Secretary position is up/ Re elected.
- Trustee Jill's position is up/ Re elected.

Children Events

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

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.
- All members agree that we should not be cooking any food because of sanitation and insurance.
- 12.12.2024: Working with homeowners Jim and Amelia on garden ideas for next year.
- **Hydrant Flush**
 - This flush will be done in the fall after water restrictions are lifted.
 - 10.03.2024: Flush is scheduled for 10.11.2024/ Text alerts are coming out that night and will be notified when completed. / Complete
- **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.