



Liberty Park Homeowners Association

Monthly Meeting

Date: Thursday, January 2nd, 2025

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

- December Minutes approved

Treasurer report

Caprice Zamora

Delinquent accounts

- Accounts \$200.00 to \$400.00 over total 35
- Accounts \$4000.00 over total 32
- Current Assets
 1. Checking/Savings
 2. Bank Financial Checking 3158 \$68,598.59
 3. Bank Financial BLDG & Improve. \$41,933.47
 4. Bank Financial \$4,622.14Total Savings \$115,154.20

Beginning Balance \$64,753.17

Ending Balance \$54,483.05

Checks used 4875-4895

Vice President report

Beth Wade

- Commercial account updates needed from Joe. Asked Joe to provide readings to Beth at VP.
- Shut off letters need to be sent out once the weather warms. We have multiple delinquent accounts that will need notification.
- Newsletter went out to the neighborhood.
- Showed building to a few residences.
- Community building meeting on January 11th. Trying to find other uses for the building.

Secretary report

Stephanie Johnson

- Followed up with homeowner on payment to the HOA.
- Emailed attorney on potential sales but never received a response.
- Sent alerts out for main break
- Stephanie will be traveling for work from Jan 11th to Jan 17th. Beth will follow up on any open questions.

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 1.58 million of gallons and run time of 109 hours.

Pumpage for November of 2023 was 1.2. million gallons.

Total pumpage for 2024 is 19.3 million gallons which includes 2.8 million gallons from DG during the tank project.

Compared to 18.6 million 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

No homeowners had issues to address during meeting.

Open task

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
- 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.
 - 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.

Children Events

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



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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.
- **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.