



# Liberty Park Homeowners Association

## Monthly Meeting

**Date:** Thursday, March 6th, 2025

**Time:** 7:00 P.M.

### In Attendance

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Beth Wade, Vice President/ President

Caprice Zamora, Treasurer

Stephanie Johnson, Secretary

Steve South, First Superintendent

Joe Bristow, Trustee

Fred Haydon, Trustee

Jill Jung, Trustee (absent)

Denis Patti, Sargent at Arms (absent)

### Approval of minutes

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- February minutes

### Treasurer report

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Caprice Zamora

Delinquent accounts

- Accounts \$200.00 to \$400.00 over total 11
  - Accounts \$4000.00 over total 32
  - Current Assets
    - Checking/Savings
    - Bank Financial Checking 3158      \$79,717.45
    - Bank Financial BLDG & Improve.      \$41,950.51
    - Bank Financial      \$4,624.01
- Total Savings      \$126,291.97

Beginning Balance \$55,521.02

Ending Balance      \$79,717.45

Checks used      4922-4950



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### Vice President report

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Beth Wade

- New business, internet for the club house
- Chicago Herpetological Society
- Pittsburg Tank quote will be shared with Steve South @ Water super. As of now the quote is at \$68k and will require a sludge truck. Dates will be shared with the community once more information becomes available.
- Prairie State also needs to come to replace the mains in the pump house.
- Worked outside of the community building with volunteers Jim and Amelia.
- Ran pumphouse checks and neighborhood checks.

### Secretary report

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Stephanie Johnson

- Provided closing documents for homeowners. These documents were submitted with very little lead time. The board is going to work together to update the request requirements for closing documents.

### Assistant Water Superintendent report

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Jeff Kwansy

- PH checks. Pumphouse checks.

### First Assistant Water Superintendent report

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Steve South

Well #2 and 3 were in service for the month of November with a pumpage 1.6 millions of gallons and run time of xxx hours.

Pumpage for November of 2023 was 1.5 million gallons.

Total pumpage for 2024 is 3.5 million gallons which includes 3.2 million gallons from DG during the tank project.

Compared to 3.2 million gallons for the same period in 2024

### Trustee report

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- Joe Bristow
  - Pumphouse checks/ box
  - checks/ neighborhood checks



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- Fred Haydon
  - Showed up for B Box issue.
    - Homeowner had leak inside that was not driven by the b box.
  - 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

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Beth Wade

- See VP notes

### Homeowners' Meeting

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Homeowners came to present information on the increase for the school system. He presented some information on the plan and is not in favor of the plan.



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### Open task

#### Open Projects

- Completed seal coating parking lot and park.
- Completed repainting of pumphouse
- 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:
  - 05.09.2024 Scheduled during the same period of time Prairie State will be adding tamper proof seals on the well lids.
    - 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.
    - The second tank is scheduled to be cleaned the week of 06.10.2024.
    - The sunbelt rentals are included in the cost for the work with Pittsburg tank cleaning.
    - 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.
- 08.01.2024. total cost of Pittsburg tank cleaning and Downers Grove water
  - \$136,862.38
- Open/ replace hydrant at Ogden and Williams mid 2700 block of park / \$6,000.
- Open/ main valves to be replaced by Uno/ \$10,000
- Open/ expand hatches to the two storage tanks/\$5,000
- Open/ replacement of main panel in pumphouse / Chicago switchboard quote \$200,000
- Open/ insertion valve needed between pneumatic tank and pumphouse/ \$5,000
- Open / Booster one near end of life / \$22,000
- 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.



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- 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.

### **Garden Club**

- 12.12.2024: Working with homeowners Jim and Amelia on garden ideas for next year.
- 03.06.2025: We're also going to expand the community garden into the park. Jim and Amelia have found a few spots that would work for the park and will plan on square foot garden.
  - Looking for donations of supplies or plants.

### **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 alerts are a mass text.

### **Celebration**

- 03.06.2025 The board will have the Easter Egg hunt the weekend before.