



# Liberty Park Homeowners Association

## Monthly Meeting

**Date:** Thursday, April 3rd, 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

Denis Patti, Sargent at Arms (absent)

### Approval of minutes

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- March minutes/ Pending approval

### Treasurer report

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Caprice Zamora

Delinquent accounts

- Accounts \$200.00 to \$400.00 over total 7
  - Accounts \$400.00 over total 30
  - Current Assets
    - Checking/Savings
    - Bank Financial Checking 3158 \$75,259.23
    - Bank Financial BLDG & Improve. \$41,959.47
    - Bank Financial \$4,624.99
- Total Savings \$121,843.69

Beginning Balance \$79,717.4

Ending Balance \$75,259.23

Checks used 4951-4972



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### Vice President report

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Beth Wade

- Updated the social media and website.
- Met with residence who used the community building
- Newsletter delivered to the neighborhood.
- Neighborhood checks and pumphouse checks.

### Secretary report

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Stephanie Johnson

- Updated email account for [secretarylphoa@gmail.com](mailto:secretarylphoa@gmail.com)
- Working with Caprice on the easter egg hunt
- Delivered newsletters

### 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 was in service for the month of March with a pumpage 1.79 millions of gallons and run time of 116 hours.

Pumpage for March of 2024 was 1.6 million gallons.

Total pumpage for 2025 is 5.32 million gallons compared to 4.89 million gallons for the same time period..

Compared to 3.2 million gallons for the same period in 2024



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### Trustee report

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- Joe Bristow
  - Pumphouse checks/ box
  - checks/ neighborhood checks
  
- Fred Haydon
  - Showed up for B Box issue.
  - Pumphouse checks
  
  - 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
  - Quote for patch on asphalt / will forward information to Caprice with the quote info.
  - One turn off due to plumbing issues.

### President report

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Beth Wade

- See VP notes

### Homeowners' Meeting

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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.



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- 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**

- Easter egg hunt
  - Need to stuff eggs and prep for the easter egg hunt/ would like to do this the weekend of 04/05/2025
  - Event will be the following weekend 04/12/2025
- 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.

### **Hydrant flush**

- Flush will happen after the main project is completed. Board will notify homeowners of date once project is completed.