

# Hinman House Condominium Association

Managed by

Heil, Heil, Smart & Golee, Skokie, IL 60077

847-866-7400

## Minutes of the March 18, 2015 Monthly Board Meeting

**Convened:** 7:05 pm

**Present:** *Board Members:* S. Elias, L. Forman, D. Lequar, B. Lewandowski, M. Powers, J. Rutigliano, H. Voeks. *From Heil & Heil:* J. Taylor.  
*Unit Owner:* Don Paul.

**Minutes:** The Board approved the minutes of the February 18, 2015 Monthly Meeting with changes.

**Treasurer's Report:** The Board approved the February 28, 2015 Treasurer's Report.

THE PERIOD ENDING	02/28/15
MONTHLY INCOME	\$44,949
MONTHLY EXPENSES	\$38,918
BANK ACCOUNT	\$42,273
FINANCIAL RESERVES	\$268,455

**General Subjects and Management Report:** The Board reviewed a Natural Gas Consumption Report prepared by the Treasurer detailing our gas usage and comparing our natural gas costs with Vanguard Energy with Nicor prices.

In order to satisfy insurance company requirements, the Association will install automatic hinge-pin self-closing door mechanisms for all unit hallway doors. The Board approved up to \$2,000 to purchase the units. The building engineer will install them.

The Garden Committee plans to plant a few pansies to celebrate Spring around Easter, and will add more flowers at Memorial Day.

**1515 Chicago Construction:** The Association will put up tape lines indicating where unit owners can park by the alley and where trucks cannot pass.

**Capital Projects:** The Board accepted a bid for \$5,395 from ABL Group to paint the garage.

**Window Replacement Project:** The Board adopted a special assessment of \$849,019

for window replacement that it approved at last month's meeting. The Board reviewed a memo to be sent to unit owners about their special assessments and window options and pricing.

**Bedbugs:** The units that had infestations and the surrounding units were inspected. The two units that were unable to be inspected previously were also inspected. One unit that has previously been infested still had bedbugs. One of the newly inspected units was also infested. The Association will have the affected units treated by an exterminator and charge the costs back to the owners.

**Closed Session:** The Board was in closed session from 7:55 pm to 9:05 pm.

**Violations:** The Board inspected the three units that were too cluttered for building safety and bedbug inspection. The unit owners made some progress cleaning their units but the units are still not clean enough for safety (and in one case for bedbug extermination). The unit owners have until April 1 to thoroughly clean all their units. If they do not, the Association will have them professionally cleaned and charge the costs back to the unit owners.

**Adjourned:** 9:35 pm

Recorded by:  
Joe Rutigliano  
Board Secretary