

# Hinman House Condominium Association

Managed by

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

847-866-7400

## Minutes of the August 19, 2015 Monthly Board Meeting

**Convened:** 7:06 pm

**Present:** *Board Members:* L. Forman, D. Lequar, J. Rutigliano, H. Voeks.

*Absent:* B. Lewandowski, D. Paul, G. Wong. *From Heil & Heil:* J. Taylor.

**Minutes:** The Board approved the minutes of the July 15, 2015 Monthly Meeting with changes.

**Treasurer's Report:** The Board approved the July 31, 2015 Treasurer's Report.

THE PERIOD ENDING	07/31/15
MONTHLY INCOME	\$45,984
MONTHLY EXPENSES	\$26,182
BANK ACCOUNT	\$46,069
FINANCIAL RESERVES	\$801,132

The financial reserves currently include the special assessments collected for the window replacement project.

**General Subjects and Management Report:** The Board reviewed the Natural Gas Consumption Report prepared by the Treasurer.

Members of the Board will meet with Vanguard Energy to discuss the renewal of our natural gas contract for 2016.

The Board hired Elliott and Associates to file our 2016 Triennial Tax Appeal.

The Board accepted a bid for \$863.70 from Metronet Integration, Inc. for a new security camera that directly views the package table.

John Jaminski did the initial landscaping and maintenance of the front garden and parkway.

**Capital Projects:** The Board ratified a vote conducted via email to accept a bid for \$25,986 from Illinois Pump to replace our water pump system. Our current water pump regulator has become erratic.

**Window Replacement Project:** A schedule for window installation has been sent to unit owners. The Project Coordinator will send a letter to unit owners prior to the start of the installation.

**Closed Session:** The Board was in closed session from 7:10 pm to 7:40 pm.

**Violations:** The Board will send a warning letter to a unit owner for having a pet in the building.

**Adjourned:** 9:22 pm

Recorded by:  
Joe Rutigliano  
Board Secretary