

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the March 16, 2016 Monthly Board Meeting

Convened: 7:03 pm

Present: *Board Members:* T. Holmes, L. Forman, D. Lequar, B. Lewandowski, J. Rutigliano, M. Snyder, H. Voeks. *From Heil & Heil:* J. Taylor.

Minutes: The Board approved the minutes of the February 17, 2016 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the February 29, 2016 Treasurer's Report with changes.

The Period Ending	02/29/16
Monthly Income	\$51,270
Monthly Expenses	\$41,602
Bank Account	\$41,623
Financial Reserves	\$501,729
Window Replacement	(\$262,670)
Loan Balance	

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

General Subjects and Management Report: The Association's building insurance policy was renewed with Travelers with a yearly premium of \$25,781.

The Board discussed proposed changes to the Bylaws and The Rules & Regulations of Hinman House to govern the ownership of companion animals by residents. Further consultation with the Association's lawyer is required.

The semi-annual bedbug inspection will take place in April.

Window Replacement Project: A few more "punch list" items (flaws in the windows or their installation) need to be repaired by Forde Windows. The unpainted windows in several units were painted by DK Decorating. The Project Coordinator and Heil & Heil will work out the charge backs and reimbursements to unit owners for the painting.

Elevator Modernization Project: The Elevator Consultants will make one more visit to the building to examine our elevator system on March 21. Their final report should be available approximately three weeks after the visit.

Adjourned: 8:45 pm

Recorded by:
Joe Rutigliano
Board Secretary