

# Hinman House Condominium Association

Managed by

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

847-866-7400

## Minutes of the May 4, 2016 Monthly Board Meeting

**Convened:** 7:02 pm

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

**Minutes:** The Board approved the minutes of the March 16, 2016 Monthly Board Meeting.

**Treasurer's Report:** The Board approved the March 31, 2016 Treasurer's Report.

The Period Ending	03/31/16
Monthly Income	\$56,655
Monthly Expenses	\$40,994
Bank Account	\$43,024
Financial Reserves	\$504,555
Window Replacement Loan Balance	(\$258,474)

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

**General Subjects and Management Report:** The Board renewed the Association's contract with Mid America Energy Services for common area electricity.

The Board accepted a bid for \$1,434 from John Jaminski for landscaping services.

The Board accepted a bid for \$2,000 from Corporate Cleaning Services for window washing.

An inspection revealed that the roof membrane is quite brittle and may require replacement. We are seeking options and bids.

A unit owner requested a grace period on assessment payments due to family illness. The Board is considering the request.

The Board approved the request of a unit owner to install a washer and dryer in a unit contingent on the receipt of contractor plumbing and electrical scope of work documents.

The Board discussed proposed changes to The Rules & Regulations of Hinman House to govern the ownership of companion animals by residents. The proposed rules will be sent to unit owners for comment and will be adopted at the next Board meeting. The Board will inform a unit owner that a comfort animal can be obtained while the rule changes are under evaluation.

The semi-annual bedbug inspection took place in April. No bedbugs were found. The next inspection is scheduled for October.

**Window Replacement Project:** The Window replacement project is complete. The Board commends and thanks the Project Coordinator, Diane Lequar, for the invaluable work she has done with grace, patience and tenacity. The Board voted to transfer \$20,000 from the operating account to the Window Project Special Assessment Account to cover the final costs of the project.

**Elevator Modernization Project:** The Board examined four bids for the project. The Board will meet with The Elevator Consultants to discuss the details of the bids and clarify aspects of them. The Board will contact a structural engineer about deepening one of the elevator shafts to the basement to determine the feasibility and cost of extending one elevator to the basement.

**Adjourned:** 9:15 pm

Recorded by:  
Joe Rutigliano  
Board Secretary