

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the February 15, 2017 Monthly Board Meeting

Convened: 7:00 pm

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

Minutes: The Board approved the minutes of the December 21, 2016 Monthly Board Meeting with changes and the January 28, 2017 Annual Meeting with changes.

Treasurer's Report: The Board approved the December 31, 2016 Treasurer's Report and the January 31, 2017 Treasurer's Report.

The Period Ending	12/31/16
Monthly Income	\$49,468
Monthly Expenses	\$48,868
Bank Account	\$51,121
Financial Reserves	\$463,447
Window Replacement Loan Balance	(\$180,399)

The Period Ending	1/31/17
Monthly Income	\$49,982
Monthly Expenses	\$65,939
Bank Account	\$35,572
Financial Reserves	\$291,965
Window Replacement Loan Balance	(\$176,888)

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

General Subjects and Management Report: We have an eviction order against a unit owner in arrears. We are waiting for enforcement by the Sheriff. A court date has been set for a unit owner in arrears. A unit owner in arrears on a payment schedule has been

following that schedule. The Board ratified a decision reached by email to refuse to accept payment of arrearages without payment of legal fees from a unit owner.

The Board approved a unit owner's request for the early termination of a long time tenant's lease.

The Board ratified a decision reached by email to accept a bid not to exceed \$4,600 from Cahill Plumbing to rod all the kitchen drain stacks from the roof. The rodding was carried out this week.

The Board accepted a bid for \$522 from Mr. Natural Services to clean and Scotchgard the carpets.

The Board decided to give the Building Engineer three weeks of vacation annually after five years of service.

Capital Projects: The upgrade of the west elevator is proceeding and should be finished by the end of February.

The new light fixtures in the hallways have been installed. The Decorating Committee will make the final decision for the decorating scheme for the walls and lobby. The Board ratified a decision reached by email to accept a bid not to exceed \$10,000 from Jennifer Harris for decorating services (\$1,845) and new lobby furnishings (the balance).

The Board voted to retain Diane Lequar as Project Coordinator for the riser replacement project at \$60/hour. The 05/06 bathroom risers will be replaced this summer. The Project Coordinator will set up a preliminary meeting with unit owners.

Bedbugs: The Association initiated legal proceedings against a unit owner who is not cooperating with bedbug extermination procedures.

An infested unit underwent its first chemical treatment. It will be treated again in approximately two weeks. The Board will monitor to insure that it undergoes special follow-up inspections to verify that it is bedbug free.

The Board discussed changes to the Rules and Regulations clarifying the requirements for unit owners when bedbug activity is suspected or found. The changes will be voted on at the next meeting.

Closed Session: The Board was in closed session from 8:00 pm to 8:10 pm.

Adjourned: 8:45 pm

Recorded by:
Joe Rutigliano

Board Secretary