

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the April 19, 2017 Monthly Board Meeting

Convened: 7:02 pm

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

Minutes: The Board approved the minutes of the March 22, 2017 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the March 31, 2017 Treasurer's Report.

The Period Ending	3/31/17
Monthly Income	\$48,377
Monthly Expenses	\$55,723
Bank Account	\$41,987
Financial Reserves	\$233,221
Window Replacement Loan Balance	(\$169,738)

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

General Subjects and Management Report: Remy Smith was approved as Treasurer. A unit owner in arrears on a payment schedule is following that schedule.

The Board accepted a bid for \$3,600 from Corporate Cleaning Services for window washing.

The Board accepted a bid for one to two hours per month of labor at \$30 per hour, \$250 for 10 flats of begonias and ~~\$XX~~ for three decorative potted plants from John Jaminski for landscaping.

The Board ratified a decision reached by email to renew the Association's building insurance policy with Travelers with a yearly premium of \$25,514 and a deductible of \$5,000.

Capital Projects: The Board accepted a bid for \$1,628.45 from Metronet Integration to install security cameras in the elevators.

The Board discussed replacing the new side chairs in the lobby with chairs with arms. Diane Lequar will discuss options with the decorator and the Decorating Committee. The new paint on the elevator frames and unit doors is chipping. The Association will discuss remediation with the contractors.

Riser Replacement: The project will begin on July 10, 2017. The Board accepted a bid for \$31,800 from Cahill Plumbing for work on the common area pipes and labor costs as applicable to replace shower valves to comply with City of Evanston codes in the units that need this. The affected unit owners will pay for the valves.

The Board approved an allowance of \$2,000 per accessed unit to tile the entire tub/shower area and paint the bathroom.

The Board decided to house displaced residents at the Hyatt House at the rate of \$138 per night. The Hyatt House provides complimentary breakfast and the units contain kitchenettes so there will be no meal allowance.

Bedbugs: The judge in the legal proceedings against a unit owner who is not cooperating with bedbug extermination granted the Association a temporary restraining order enabling the Association to begin cleanup and extermination in the unit. Cleanup and the first round of extermination have taken place. Court proceedings will continue towards obtaining a permanent ruling on actions going forward.

A building-wide canine bedbug inspection will be conducted later this month.

The Board approved changes to the Rules and Regulations clarifying the requirements for unit owners when bedbug or other verminous activity is suspected or found. The changes will be sent to unit owners for comment. They will be adopted at the next meeting.

Closed Session: The Board was in closed session from 7:25 pm to 7:42 pm.

Adjourned: 8:35 pm

Recorded by:
Joe Rutigliano
Board Secretary