

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the May 17, 2017 Monthly Board Meeting

Convened: 7:03 pm

Present: *Board Members:* L. Forman, T. Holmes, B. Lewandowski, J. Rutigliano, R. Smith, H. Voeks, J. Yang. *From Heil & Heil:* J. Taylor. *Unit Owners:* M. Marks, S. O'Brien, R. Simon. *Guest:* D. Lequar.

Minutes: The Board approved the minutes of the April 19, 2017 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the April 30, 2017 Treasurer's Report.

The Period Ending	4/30/17
Monthly Income	\$47,757
Monthly Expenses	\$56,532
Bank Account	\$34,062
Financial Reserves	\$193,091
Window Replacement Loan Balance	(\$166,177)

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

General Subjects and Management Report: Joyce Yang was selected as a new Board member to replace Diane Lequar. A unit owner in arrears on a payment schedule is following that schedule.

The Board discussed the renewal of our natural gas contract with Vanguard Energy. The Treasurer will prepare a report about our results with Vanguard to date. A decision will be made at the June meeting. The Board voted to renew our building electricity contract with MidAmerican Energy for next year.

There is a new City of Evanston ordinance that requires us to provide information about our energy usage to the city. The data must be certified by a consulting firm. The ordinance takes effect in July 2018. We will research compliance requirements and take the necessary steps.

A unit owner left internal drains disassembled. In order to test tier drainage our plumbers had to repair the drains. The unit owner is responsible for the cost of these repairs.

Capital Projects: The new couch for the lobby has been delivered. The armless side chairs have been replaced with arm chairs. The new paint on the elevator frames and unit doors is chipping. The Association is still discussing remediation with the contractors. The Board will discuss with East Elevator ways to cover the small holes in the stainless steel elevator panels.

05/06 Riser Replacement: The project will begin on July 10, 2017. All contracts have been signed.

Bedbugs: The unit that was cleaned and treated under court order last month has been inspected manually (by our exterminator). No bedbugs were found. The unit will undergo monthly manual inspections for six months.

The building-wide canine bedbug inspection was conducted. No bedbugs were found. Some units were not able to be inspected due to odor or clutter. They will be inspected manually at the unit owners' expense.

A unit owner reported bed bugs in the unit the last week of April. Exterminators are treating the unit. The surrounding units will be inspected manually. The Board will seek out other building wide inspection options that may be more reliable than the current canine firm.

The Board adopted changes to the Rules and Regulations clarifying the requirements for unit owners when bedbug or other verminous activity is suspected or found.

Closed Session: The Board was in closed session from 8:00 pm to 8:20 pm.

Adjourned: 9:15 pm

Recorded by:
Joe Rutigliano
Board Secretary