

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the November 1, 2017 Monthly Board Meeting

Convened: 7:03 pm

Present: *Board Members:* L. Forman, J. Rutigliano, R. Smith, H. Voeks, J. Yang.

Absent: T. Holmes, B. Lewandowski. *From Heil & Heil:* J. Taylor.

Unit Owners: S. Johnson, W. Tran. *Riser Consultant:* D. Lequar.

Minutes: The Board approved the minutes of the September 27, 2017 Monthly Board Meeting.

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

The Period Ending	9/30/17
Monthly Income	\$48,646
Monthly Expenses	\$34,792
Bank Account	\$62,877
Financial Reserves	\$210,882
Window Replacement Loan Balance	(\$148,068)

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

General Subjects and Management Report: A unit owner in arrears on a payment schedule is following that schedule. The Board accepted a bid for \$3,050 from Chicago Cooling to replace a roof fan. The Association will have McElligott & Smith refund \$150 that was incorrectly billed to a unit owner for work during the riser replacement project. The Board granted a unit owner's request for a \$150 move-in fee for a tenant to move into a furnished unit. The Board granted a unit owner's request to convert a bathroom to a walk-in shower.

2018 Budget: The Board approved a 2018 budget proposal. There will be no increase in assessments. Two capital projects are planned for the year: the back-to back bathroom riser for the 10 and 11 tiers will be replaced; the two risers that serve the bathrooms in the 08 and 09 tiers will be replaced. These will complete the riser replacement project. The budget will be sent to unit owners for comment. The Board will adopt the budget at the December meeting.

Bed Bugs: The semi-annual building-wide canine bed bug inspection was carried out. No new infestations were found. Four units could not be inspected due to excessive clutter. These units will be manually inspected at the expense of the unit owners.

In October the Bedbug Committee teleconferenced with a representative of International Exterminators. The Committee presented a draft of new bed-bug infestation procedures and policies to be added to the Rules and Regulations. The new material will be revised and discussed further at the December meeting.

Closed Session: The Board was in closed session from 8:50 pm to 9:30 pm.

Adjourned: 9:40 pm

Recorded by:
Joe Rutigliano
Board Secretary