

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the February 21, 2018 Monthly Board Meeting

Convened: 7:11 pm

Present: *Board Members:* L. Forman, T. Homes, J. Rutigliano, R. Smith, H. Voeks, J. Yang. *Absent:* B. Lewandowski. *From Heil & Heil:* J. Taylor. *Unit Owner:* B. Kufner.

Minutes: The Board approved the minutes of the December 20, 2017 Monthly Board Meeting with changes and the January 17, 2018 Annual Meeting with changes.

Treasurer's Report: The Board approved the January 31, 2018 Treasurer's Report.

The Period Ending	01/31/18
Monthly Income	\$47,000
Monthly Expenses	\$63,694
Bank Account	\$68,310
Financial Reserves	\$230,613
Window Replacement Loan Balance	(\$133,264)

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

General Subjects and Management Report: Our window washing company has told us that they will not wash our windows without roof anchors being installed for their access equipment. We are seeking companies that do not require these anchors. We will also have a structural engineer review the bids we have gathered for the installation of anchors.

A unit owner is hearing periodic extremely loud banging noises in the nighttime. Several nearby unit owners also hear these noises. The Building Engineer will look into the noises with the unit owner. The Board is also seeking Acoustical Engineers (or other appropriate professionals) to help with the resolution of this problem.

The Association will sign a new contract with AT&T that should halve the building's phone bill.

Video cameras have been installed in the elevators.

Rules and Regulations: The Board discussed placing limits on the number of units that a single person or entity can own. We will get the opinion of our attorney on the advisability of this.

The Board will review revisions to the Rules and Regulations that have been prepared by the President.

Riser Replacement Project: The Board approved a bid from McElligott and Smith Builders for \$41,500 for work on the 10/11 tier bathroom risers.

Bed Bugs: The units that had been treated for bed bugs received follow-up inspections. No bed bugs were found.

Adjourned: 9:35 pm

Recorded by:
Joe Rutigliano
Board Secretary