

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the March 21, 2018 Monthly Board Meeting

Convened: 7:04 pm

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

Minutes: The Board approved the minutes of the February 21, 2018 Monthly Board Meeting.

Treasurer's Report: The Board approved the February 28, 2018 Treasurer's Report.

The Period Ending	02/28/18
Monthly Income	\$49,099
Monthly Expenses	\$43,257
Bank Account	\$73,339
Financial Reserves	\$248,515
Window Replacement Loan Balance	(\$129,531)

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

General Subjects and Management Report: Carpet cleaning in the hallways will take place on April 30.

The Board ratified a decision reached by email to renew our building insurance policy with Travelers for 2018 with cyber liability coverage for \$26,665.

We cannot find a window washing company that will work without roof anchors being installed for their access equipment. A structural engineer is examining bids for the installation of these anchors. He will also evaluate how the installation will affect the roof replacement scheduled for a few years from now.

A unit owner is hearing periodic extremely loud banging noises in the nighttime. Several nearby unit owners also hear these noises. The Building Engineer has looked into this matter with no conclusive explanation. The Board approved the engagement of Rotating Equipment, a noise consulting firm, to investigate the matter further.

The Board approved a bid for \$1,000 from an engineer to report on our energy and water usage to the City of Evanston. This is a new legal requirement.

Rules and Regulations: The Board reviewed revisions to the Rules and Regulations to allow contractors to arrive at 7:30 am and begin work at 8:00 am on weekdays. Next month the Board will vote on the numerous changes to the Rules and Regulations that have been discussed over the last several months.

Riser Replacement Project: Work on the 10/11 tier bathroom risers will begin in April.

Bed Bugs: The semi-annual building wide bed bug inspection is scheduled for April.

Adjourned: 8:20 pm

Recorded by:
Joe Rutigliano
Board Secretary