

Hinman House Condominium Association

Managed by
Heil, Heil, Smart & Golee, Skokie, IL 60077
847-866-7400

Minutes of the June 20, 2018 Monthly Board Meeting

Convened: 7:05 pm

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

Minutes: The Board approved the minutes of the April 25, 2018 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the April 30, 2018 Treasurer's Report and the May 31, 2018 Treasurer's Report.

The Period Ending	04/30 /18
Monthly Income	\$47,595
Monthly Expenses	\$54,310
Bank Account	\$67,372
Financial Reserves	\$263,896
Window Replacement Loan Balance	(\$115,984)

The Period Ending	05/31 /18
Monthly Income	\$52,450
Monthly Expenses	\$50,108
Bank Account	\$74,539
Financial Reserves	\$273,842
Window Replacement Loan Balance	(\$106,199)

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

General Subjects and Management Report: A unit owner significantly in arrears on assessment payments will be sent to legal collections.

The Board accepted a bid for \$1,600 from Floor Care Solutions to power wash the garage floor.

A unit owner has an unauthorized tenant in the unit. A violation notice will be sent to the unit owner.

Many of the new light fixtures in the hallways have become very dim. We are working with the installer and manufacturer to fix the problem.

A unit owner is having a problem with slow drains that appears to originate further along the drain stack. We will work with that owner and others to clear the distant blockage. The drains for the laundry room washers are slow. They will be cleared also.

The sound engineers that investigated noises reported by a unit owner recommended the installation of sound insulation at various points around the unit. These would be installed at the unit owner's expense.

Rules and Regulations: The Board reviewed a few revisions to the Rules and Regulations in light of opinions from our attorneys. Final revisions should be completed by the next Board meeting.

Riser Replacement Project: Work on the 10/11 tier bathroom risers is finished. Due to scheduling issues the 08/09 bathrooms riser project is postponed until next year.

Bed Bugs: A unit owner reported bed bugs in the unit. The unit owner has been minimally cooperative in the remediation process. The Board will initiate legal proceedings quickly if full cooperation is not forthcoming. The surrounding units were manually inspected and are bed bug free.

The semi-annual building wide bed bug inspection will take place on June 26 and 28.

Adjourned: 9:02 pm

Recorded by:
Joe Rutigliano
Board Secretary