

Hinman House Condominium Association

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

Minutes of the October 17, 2018 Monthly Board Meeting

Convened: 7:03 pm

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

Minutes: The Board approved the minutes of the September 19, 2018 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the September 30, 2018 Treasurer's Report.

The Period Ending	09/30/18
Monthly Income	\$50,829
Monthly Expenses	\$43,539
Bank Account	\$62,323
Financial Reserves	\$257,200
Window Replacement Loan Balance	(\$45,059)

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

General Subjects and Management Report: A unit owner on a payment plan is following that plan.

A unit owner in arrears will be sent to legal collections. An email and a letter will be sent to unit owners with longstanding unpaid fees, primarily related to special charges for riser work or the window replacement.

2019 Budget: The Board approved a 2019 budget proposal. There will be no increase in assessments. This is the sixth consecutive year with no increase. One capital project is planned for the year: the two risers that serve the bathrooms in the 08 and 09 tiers will be replaced. The budget will be sent to unit owners for comment. The Board will adopt the budget at the November meeting.

Riser Replacement Project: The plumbing and construction contractors did a preliminary walk-through of the 08/09 units to gather information for preparing their bids.

Bed Bugs: The unit owned by a minimally cooperative unit owner that was treated for an

infestation was inspected and was found still to have bed bugs. The unit was treated and will be inspected again in October. If the unit owner is not fully cooperative with an eradication plan the Board will initiate legal action against the unit owner.

Closed Session: The Board was in closed session from 7:15 pm to 7:40 pm, from 8:00 pm to 8:15 pm and from 8:45 pm to 9:00 pm.

Violations: The Board decided that a unit owner who had a guest with a service animal did not commit a violation.

The Board fined a unit owner with an unauthorized washing machine in the unit \$200 and directed that the washing machine be removed within ten days.

The Board fined a unit owner \$5,000 for not having lived in the building for the required two years before allowing another person to occupy the unit. There was no notice given that someone other than the unit owner was to occupy the unit and procedures for processing tenants were not followed. The tenant must vacate the unit within 30 days or be put on the title to allow further occupancy as a co-owner.

Adjourned: 9:10 pm

Recorded by:
Joe Rutigliano
Board Secretary