

Hinman House Condominium Association

Managed by:

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

847-866-7400

Minutes of the January 21, 2015 Annual Owners Meeting and Special Meeting on Ninth Amendment to the Declarations

Convened: 7:00 pm

Present: *Board Members:* S. Elias, D. Lequar, B. Lewandowski, M. Powers, J. Rutigliano, H. Voeks. *Absent:* M. Yu. *From Heil & Heil:* J. Taylor. Numerous residents.

Quorum: Sufficient HHCA owners were present to constitute a quorum for the Annual Meeting: 50.70% of unit ownership either by presence or proxy was established.

Elections: The following people were elected to serve on the Condominium Board in 2015: Sanford Elias, Linda Forman, Diane Lequar, Bob Lewandowski, MaryAnne Powers, Joe Rutigliano and Howard Voeks.

The 2014 Board elected Howard Voeks as Board President, Diane Lequar as Treasurer and Joe Rutigliano as Secretary.

Review of 2014: The Association finished 2014 with approximately \$235,187 in reserves.

Three capital projects were completed. New emergency lights were installed. Risers were replaced in the 08 kitchen/09 bathroom tier and the 06/07 kitchens tier. The building's electrical system upgrade was completed and the lighting in the garage was upgraded.

Bedbugs were found in several units. Building Management coordinated treatment for the affected units. The entire building was inspected for bedbugs.

Finances for 2015: The Association has a budget of \$523,371 for 2015. The Board has allocated approximately \$130,000 for capital projects. The Association should finish the year with approximately \$300,605 in reserves.

Capital Projects for 2015: Three projects are planned. The risers will be replaced in the 08/09 bathrooms tiers. The garage will be repainted. The windows will be replaced.

Long Range Plans: The Association plans to finish the riser replacements in 2016. The elevator upgrade project is scheduled to begin in 2017 or 2018. The roof will be monitored carefully – it is approaching the point when replacement may be necessary.

Other Items: The Board Treasurer distributed a chart showing the capital improvements made to Hinman House since 1999 without any special assessments.

The building will be inspected for bedbugs every three months for at least a year and then at longer intervals.

For procedural reasons the Annual Meeting was formally adjourned at 7:40 pm and a Special Meeting to discuss the Window Replacement Project was convened at that time.

Special Meeting on Ninth Amendment to the Declarations

The Board President discussed the information about the Window Replacement Project contained in the package that was sent to unit owners. Unit owners had been able to examine a sample window that was installed in the Building Engineer's unit. The majority of unit owners present were enthusiastic about the project. Several unit owners were concerned about the cost of the special assessment required for the project. Unit owners were urged to inform Board of their misgivings. The Board President noted that a survey conducted last year showed broad support for the project.

The Board President discussed the proposed ninth amendment to the Association's Declarations that would reclassify unit windows as common elements/limited common elements, bringing Hinman House in line with standard practice. The proposed amendment was distributed by mail to unit owners in advance of the meeting as required by the Declarations. Unit owners were able to vote on the amendment. Unit owners that were not present can vote by mail – ballots were sent to all unit owners.

Adjourned: 8:40 pm

Recorded by:
Joe Rutigliano
Board Secretary