

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the April 29, 2015 Monthly Board Meeting

Convened: 7:02 pm

Present: *Board Members:* L. Forman, D. Lequar, B. Lewandowski, M. Powers, J. Rutigliano, H. Voeks, G Wong. *From Heil & Heil:* J. Taylor.

Minutes: The Board approved the minutes of the March 18, 2015 Monthly Meeting with changes.

Treasurer's Report: The Board approved the March 31, 2015 Treasurer's Report.

THE PERIOD ENDING	03/31/15
MONTHLY INCOME	\$44,050
MONTHLY EXPENSES	\$42,968
BANK ACCOUNT	\$43,333
FINANCIAL RESERVES	\$285,030

General Subjects and Management Report: Sandy Elias resigned from the Board. The Board elected Gary Wong to fill Sandy's place on the Board.

The Board reviewed a Natural Gas Consumption Report prepared by the Treasurer detailing our gas usage and comparing our natural gas costs with Vanguard Energy with Nicor prices.

The Association's building insurance policy was renewed with Travelers with a yearly premium of \$25,612. A new law requires that we must raise our fidelity insurance coverage to three months of assessments plus our reserve amount. We are gathering quotes for this additional coverage.

The Board will research getting Hinman House FHA approval.

Capital Projects: One of our hot water storage tanks is leaking and requires replacement. We were advised to replace the other tank also. The Board accepted a bid for \$17,900 from Cahill Plumbing to replace two hot water storage tanks.

Due to the timing of the window replacement project, the replacement of the M and N risers which server the 08and 09 units will be postponed until 2016.

Window Replacement Project: The Board received the contract from Forde Windows for the project. The contract was reviewed by our law firm and Full Circle Architects. We will meet with Forde to discuss the comments received about the contract.

The Board voted to compensate Diane Lequar at the rate of \$50 per hour for work on the window project that is direct facilitation with unit owners for window installation processes.

Bedbugs: Two units were treated for bedbug infestation. After 30 days these units and the surrounding units will be re-inspected for bedbugs.

Unit Owner Request: A unit owner letter to the Board cited health reasons for:

1. exemption from the window replacement project,
2. a reduction in installment payments for the project, and
3. HHCA funding an alternate parking space at the 500 Davis garage during construction that impacts the alley behind Hinman House.

The Board considered the owner's arguments and reached consensus that:

1. the Association may not exempt any unit from the window replacement project,
2. unit owners who need different payment plans need to find financial companies to arrange those, and
3. the Board has offered reasonable parking accommodations and there are free alternatives for parking during construction, so HHCA need not pay for a parking space elsewhere.

Violations: A unit that was very cluttered was cleaned sufficiently for bedbug treatment. The board will send a letter to the unit owner with thanks for the effort and a reminder that the unit must remain clean for the follow-up bedbug inspection and installation of the new windows. Another unit will be checked to determine if it has been sufficiently cleaned.

Adjourned: 9:45 pm

Recorded by:
Joe Rutigliano
Board Secretary