

# Hinman House Condominium Association

Managed by

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

847-866-7400

## Minutes of the June 17, 2015 Monthly Board Meeting

**Convened:** 7:03 pm

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

**Minutes:** The Board approved the minutes of the May 20, 2015 Monthly Meeting with changes.

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

THE PERIOD ENDING	05/31/15
MONTHLY INCOME	\$46,063
MONTHLY EXPENSES	\$62,973
BANK ACCOUNT	\$48,721
FINANCIAL RESERVES	\$748,471

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

**General Subjects and Management Report:** MaryAnne Powers resigned from the Board. The Board appointed Don Paul to fill MaryAnne's place on the Board.

The Board reviewed the Natural Gas Consumption Report prepared by the Treasurer. The Treasurer will review our gas and electric bills over the coming months to see if our new hot water storage tanks affect gas or electricity consumption.

FHA Certification was approved for Hinman House. The Board thanks Diane Lequar and Jacqui Taylor for completing and filing our application. Their efforts saved the Association \$750.

The Board authorized the expenditure of up to \$1,925 for power washing the garage floor and repainting the stripes.

The Board discussed revision of the move in/out fee policy for renters moving into furnished units.

The Board will research purchasing a new bicycle rack to be placed in the garage by the new electrical closet.

The Association will have our security system contractor give us an estimate for installing a security camera that directly views the package table. We will also request an estimate for an explosive gas detector connected to the alarm system for the boiler room.

**Window Replacement Project:** Forde Windows has met with all but twelve unit owners. Unit owners who did not respond to multiple contact attempts will have standard windows ordered and installed. Several Board members will meet with Forde Windows to discuss the status and schedule for the project.

**Bedbugs:** The two units that were treated for bedbug infestation and the surrounding units (a total of nine units) were inspected for bedbugs. No bedbugs were found. Building wide inspections are planned for October and next April.

**Closed Session:** The Board was in closed session from 9:10 pm to 9:25 pm.

**Violations:** The Board decided not to modify the fine for a unit owner's violation of the lease policy and move in/out violation by the unit owner's tenant.

**Adjourned:** 9:33 pm

Recorded by:  
Joe Rutigliano  
Board Secretary