

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the July 15, 2015 Monthly Board Meeting

Convened: 7:05 pm

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

Minutes: The Board approved the minutes of the June 17, 2015 Monthly Meeting with changes.

Treasurer's Report: The Board approved the June 30, 2015 Treasurer's Report.

THE PERIOD ENDING	06/30/15
MONTHLY INCOME	\$46,610
MONTHLY EXPENSES	\$36,976
BANK ACCOUNT	\$46,671
FINANCIAL RESERVES	\$767,076

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

General Subjects and Management Report: The Board reviewed the Natural Gas Consumption Report prepared by the Treasurer.

The Board accepted a bid for \$565 from Imperial Interiors for new elevators pads for the west elevator.

The Board accepted a bid for \$360 plus \$37.50 per month from John Jaminski for an initial landscaping and maintenance of the front garden and parkway.

The Board decided not to change the move in/out fee policy for renters moving into furnished units.

The Board will get an additional bid for installing a security camera that directly views the package table.

Window Replacement Project: The windows currently are being manufactured by Marvin Windows. Members of the Board will meet with the installer, Forde

Windows, and other entities involved in installation to discuss procedures and confirm all details of the installation process.

Closed Session: The Board was in closed session from 7:25 pm to 8:10 pm.

Violations: The Board fined a unit owner \$800 for lease violations and move in/out violations by tenants. The owner also must pay all required lease and move in/out fees.

Adjourned: 9:10 pm

Recorded by:
Joe Rutigliano
Board Secretary