

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the September 16, 2015 Monthly Board Meeting

Convened: 7:04 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 August 19, 2015 Monthly Meeting.

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

THE PERIOD ENDING	08/31/15
MONTHLY INCOME	\$45,589
MONTHLY EXPENSES	\$26,101
BANK ACCOUNT	\$58,221
FINANCIAL RESERVES	\$874,622

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

General Subjects and Management Report: The Board had a discussion with Mark Connolly from Vanguard Energy about the renewal of our natural gas contract for 2016. The Board voted to accept a bid for a two year contract from Vanguard Energy to buy natural gas for \$0.360 per therm in the first year and for \$0.367 in the second year. The vote was 4-3.

The Board discussed unit renovations with two unit owners. The unit owners understand the appropriate rules and regulations.

Unit owners significantly in arrears on their assessment and special assessment payments will be sent to collections.

2016 Budget: The Board briefly reviewed a 2016 budget worksheet. A committee will work on the new budget.

Capital Projects: A security camera to directly view the package table is on order. A new water pump will be installed in approximately two weeks.

Window Replacement Project: Installation of the new windows has begun, and most of the 07 and 08 units on the west side of the building are complete. Quality of the windows is good, with improvements in ease of opening/closing, noise reduction, and maintenance of comfortable unit temperature. The Board decided to extend contractor hours for this project to 7:15 am to 6:00 pm. The Board is gathering bids for patching the walls around the windows.

Bedbugs: Bedbugs were reported in one unit. Exterminators treated the unit. In October all units in the building will be inspected for bedbugs.

Adjourned: 9:25 pm

Recorded by:
Joe Rutigliano
Board Secretary