

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the October 21, 2015 Monthly Board Meeting

Convened: 7:04 pm

Present: *Board Members:* L. Forman, D. Lequar, J. Rutigliano, H. Voeks.

Absent: B. Lewandowski, D. Paul, G. Wong. *From Heil & Heil:* J. Taylor.

Unit Owner: C. Hellwig.

Minutes: The Board approved the minutes of the September 16, 2015 Monthly Meeting with changes.

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

THE PERIOD ENDING	09/30/15
MONTHLY INCOME	\$42,976
MONTHLY EXPENSES	\$35,907
BANK ACCOUNT	\$54,820
FINANCIAL RESERVES	\$666,108

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

General Subjects and Management Report: Unit owners significantly in arrears on their assessment and special assessment payments were sent to collection.

2016 Budget: The Board approved a 2016 budget proposal for consideration by unit owners. There will be no increase in assessments. Three capital project are planned for the year: the 08/09, 05/06 and 10/11 risers will be replaced, completing the riser replacement project.

Capital Projects: A new water pump was installed. The Board ratified a vote conducted via email to pay Illinois Pump \$1000 for new flex joints and \$300 for a ramp in connection with this project.

Window Replacement Project: The project is half completed. Unit owners who ordered painted windows will have the window frames painted to match. This has already been completed in some units and the results are pleasing. The Board voted to hire Charlie Parker at \$25 per hour and materials cost to repair the plaster around the

windows. The Association will buy insurance for his coverage.

The Association will be taking out a five year loan for \$280,000 at 5.5% interest from First Bank and Trust of Evanston to complete payment for the project.

Bedbugs: All units in the building were inspected for bedbugs. Bedbugs were found in one unit. The tenant in the unit was aware of the bedbugs and did not report them, using a household insect repellent to combat them (which is entirely ineffective against bedbugs). This has happened before with this unit. Exterminators were sent to the unit at the unit owner's expense. The unit and surrounding units will be inspected for bedbugs one month after the extermination and monthly thereafter for a period of time at the unit owner's expense. The standard semi-annual inspection of these units will be at the Association's expense. The Association will take further action against the unit owner if there are more bedbug issues.

A unit owner requested that the bedbug inspection dog not enter the unit due to allergies. The unit owner did not make this request in advance of the October 20 building-wide dog inspection, so no arrangements had been made for alternative inspection of this unit. The Association will have an exterminator inspect this unit at the unit owner's expense. For future semi-annual building-wide bed bug inspections, units that object to a dog inspection will be required to pay the difference between the cost for the dog inspection and the cost for inspection by an exterminator. Note that human inspection is far more invasive and dog inspection only takes a few minutes.

Violations: The Board will send a warning letter to a unit owner for delivery violations.

Adjourned: 9:52 pm

Recorded by:
Joe Rutigliano
Board Secretary