

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the November 18, 2015 Monthly Board Meeting

Convened: 7:02 pm

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

In Memoriam: The Board notes the passing of long-time Board member Don Paul. Don contributed greatly to Hinman House over many years. He will be missed.

Minutes: The Board approved the minutes of the October 21, 2015 Monthly Meeting with changes.

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

THE PERIOD ENDING	10/31/15
MONTHLY INCOME	\$46,457
MONTHLY EXPENSES	\$38,772
BANK ACCOUNT	\$61,149
FINANCIAL RESERVES	\$798,945

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

General Subjects and Management Report: The Board provisionally accepted a bid for \$2,425 from SimplexGrinnell for our annual fire alarm system inspection and maintenance pending information about better pricing for a multi-year contract.

The Board voted to expand monthly bedbug inspection to units on two additional floors. These units will be inspected at the Association's expense.

The annual performance review for the Building Engineer was conducted.

Capital Projects: The three riser replacements scheduled for next year will tentatively happen in this order: 05/06 riser, 10/11 riser and 08/09 riser.

Window Replacement Project: The project is on schedule to be completed on December 17, 2015. The Board has been advised by an independent contractor that a

final coat of paint should be applied over primer on wooden window frames within 90 days of installation to avoid premature damage. Marvin Windows maintenance documents (available at hinmanhouse.net) also state that windows should be adequately stained or painted. Given that some owners ordered windows painted or stained and others only ordered primer coat, the board will develop a plan by the December meeting to assure that all windows get properly finished to protect this very valuable new asset.

Closed Session: The Board was in closed session from 8:10 pm to 8:30 pm.

Violations: The Board fined a unit owner \$500 for two noise violations.

Adjourned: 9:01 pm

Recorded by:
Joe Rutigliano
Board Secretary