

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the January 27, 2016 Special Board Meeting

Convened: 7:02 pm

Present: *Board Members:* T. Holmes, D. Lequar, B. Lewandowski, J. Rutigliano, M. Snyder, H. Voeks. *Absent:* L. Forman. *Unit Owners:* S. Elias, B. Kufner, M. Marks, D. Forward, R. Smith, A. Trujillo.

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

Window Replacement Project: The Board accepted a bid for \$32,000 from DK Decorating to paint the windows not painted by Forde Windows or by unit owners contingent on additional charges for pre-painting and post-painting work not exceeding \$8,640.

The Board allocated the cost for painting as follows:

For windows painted by the Association's contractor after February 15, the Association will pay one-half of the cost charged by DK for a particular unit, and will bill that unit owner for the other half.

For unit owners who already had their window frames painted prior to February 15:

For unit owners who ordered their windows from Forde with finish painting, the Association will reimburse the owner one-half the cost of finish painting based on DK's price for the basic white finish-paint color.

For unit owners who hired their own painter, the Association will reimburse the owner one-half of the owner's cost, up to a maximum of one-half the cost of finish painting based on DK's price for the basic white finish-paint color.

For unit owners who painted their window frames themselves, the Association will reimburse the owner one-half of the owner's cost for materials, and one-half of the owner's time valued at \$38 an hour (the price DK is charging for the hourly work portion of its contract), up to a maximum of one-half the cost of finish painting based on DK's price for the basic white finish-paint color.

Unit owners who arranged for their own painter or did their own painting will be asked to furnish receipts to establish their cost (and if applicable, a statement of hours worked).

Unit owners who arranged for their own painting will have their work inspected to make certain the work was done adequately to seal all surfaces of the window frame. If

additional finish painting is necessary, the unit owner will be charged back one-half the cost of the additional work.

Elevator Modernization Project: The Board accepted a bid for \$15,450 from The Elevator Consultants for consulting services on the elevator modernization project.

Thanks to Unit Owners: The Board is grateful to the unit owners that attended this meeting. Their suggestions and comments were very helpful in crafting a fair and feasible plan for painting the windows.

Adjourned: 8:50 pm

Recorded by:
Joe Rutigliano
Board Secretary