

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the February 17, 2016 Monthly Board Meeting

Convened: 7:00 pm

Present: *Board Members:* T. Holmes, L. Forman, D. Lequar, B. Lewandowski, J. Rutigliano, M. Snyder, H. Voeks. *From Heil & Heil:* J. Taylor.

Minutes: The Board approved the minutes of the January 20, 2016 Annual Meeting with changes and the minutes of the January 27, 2016 Special Board Meeting with changes.

Treasurer's Report: The Board approved the December 31, 2015 Treasurer's Report and the January 31, 2016 Treasurer's Report with changes.

The Period Ending	12/31/15
Monthly Income	\$46,536
Monthly Expenses	\$37,704
Bank Account	\$50,804
Financial Reserves	\$467,209
Window Replacement Loan Balance	(\$270,842)

The Period Ending	01/31/16
Monthly Income	\$49,500
Monthly Expenses	\$60,841
Bank Account	\$45,304
Financial Reserves	\$477,781
Window Replacement Loan Balance	(\$266,765)

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

General Subjects and Management Report: A unit owner presented a doctor's recommendation that the unit owner have a companion dog. The Board will consult with the Association's lawyer to develop rules for the ownership of companion dogs in

Hinman House.

The unit owners against whom the Board initiated Orders of Possession have paid the arrears on their special assessments.

The Board reviewed a draft version of the 2015 Annual Financial Report.

Window Replacement Project: Almost all “punch list” items (flaws in the windows or their installation) have been repaired. Full Circle Architects will inspect the repairs. Unpainted windows will be painted this month and the Association will inspect owner painted windows.

Elevator Modernization Project: The Elevator Consultants evaluated our elevator system on February 9 and are preparing their report.

Closed Session: The Board was in closed session from 7:15 pm to 7:55 pm.

Violations: The Board fined a unit owner \$200 for a move-in and lease fee violation. The unit owner will also have to pay the \$300 move-in fee and the \$200 lease fee.

Adjourned: 9:10 pm

Recorded by:
Joe Rutigliano
Board Secretary