

# Hinman House Condominium Association

Managed by

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

847-866-7400

## Minutes of the June 15, 2016 Monthly Board Meeting

**Convened:** 7:02 pm

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

**Minutes:** The Board approved the minutes of the May 31, 2016 Monthly Board Meeting and the May 31, 2016 Special Board Meeting.

**Treasurer's Report:** The Board approved the April 30, 2016 Treasurer's Report and the May 31, 2016 Treasurer's Report.

The Period Ending	04/30/16
Monthly Income	\$47,510
Monthly Expenses	\$49,251
Bank Account	\$41,075
Financial Reserves	\$491,234
Window Replacement Loan Balance	(\$254,340)

The Period Ending	05/31/16
Monthly Income	\$49,523
Monthly Expenses	\$46,022
Bank Account	\$24,020
Financial Reserves	\$485,791
Window Replacement Loan Balance	(\$250,146)

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

**General Subjects and Management Report:** Window washing has been postponed until tuck pointing is completed on the building next door. Instructions for removing the

screens from the new windows are on the building's web site. The Building Engineer has hard copies of the instructions.

There is a leak in the membrane on the parking deck. The Board is obtaining bids for its repair.

The Board accepted a bid for \$6,700 from Active Roofing Company for roof inspection and maintenance.

Bedbugs were found in a unit, likely introduced from travel . The exterminator came and the bedbugs were eradicated. The surrounding units will be inspected.

**Rules and Regulations:** The Board adopted changes to Article Three and Appendix D of the Rules and Regulations regarding assistance animals.

The Board President is drafting changes to the Rules and Regulations to comply with the newly enacted Illinois Ombudsperson Act. The Board will discuss the changes and submit them to unit owners for comment.

**Fauna:** The Building Engineer has found that loose (un-bagged) used cat litter is being thrown down the garbage chute. This is quite disgusting and unsanitary (cat feces is a disease vector). The Building Engineer should not be forced to clean this mess. It is a violation to throw any loose waste in the garbage chute; all trash must be bagged.

Of primary importance, pets are not permitted in Hinman House except for assistance animals acquired according to the revised Rules and Regulations. The Board will levy a fine of at least \$1,000 on any resident found to be keeping an unauthorized animal in the building. The resident will also be liable for any health care costs that might be incurred.

**Elevator Modernization Project:** A contract with East Elevator is being drawn up. The Association's lawyer will review the contract before we sign it.

**Adjourned:** 8:25 pm

Recorded by:  
Joe Rutigliano  
Board Secretary