

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the August 17, 2016 Monthly Board Meeting

Convened: 7:04 pm

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

Minutes: The Board approved the minutes of the July 20, 2016 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the July 31, 2016 Treasurer's Report.

The Period Ending	07/31/16
Monthly Income	\$50,494
Monthly Expenses	\$49,432
Bank Account	\$41,705
Financial Reserves	\$523,383
Window Replacement Loan Balance	(\$237,540)

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

General Subjects and Management Report: Two owners are in legal collections for arrearages on window assessment payments. A unit owner who is in arrears due to illness in the family is complying with a payment plan approved by the Board that will allow the unit owner to catch up on payments. The situation is being closely monitored. Such plans are approved on a case-by-case basis.

A unit owner proposed to provide a paid concierge service. The Board declined the proposal.

The Board ratified a decision reached by email to allow a unit owner to have a guest in a unit for six months.

The Board is gathering estimates to redecorate the corridors to replace damaged wallpaper. It is considering having the walls painted and having a chair rail installed.

This project would be put into next year's budget.

The windows were washed. Quite a few unit owners were unsatisfied with the work. The Board is following up with the window washing firm.

The Board approved a request by a unit owner to make modifications to the unit.

Elevator Modernization Project: The contract has been signed and the first payment has been made. Work will start after Labor Day. The Board communicated with our lawyers about ending the current elevator service contract. We will send a letter to Schindler Elevator terminating our current elevator service contract effective Dec 31, 2016, as provided in the contract.

Bedbugs: Inspection of units adjacent to the two units that were found to have infestations last month revealed a unit with an advanced infestation. The Board met in closed session as a committee of the whole on July 27 to formulate a plan for dealing with this matter. At the current meeting the Board ratified the decisions reached at the July 27 meeting. Due to the the need to deal immediately with these infestations, and the difficulty in determining who is responsible for the advanced state of the infestations between the Association's periodic inspection procedure and the individual unit owners' failure to report the infestations, the Board decided that it has a responsibility under HHCA's governing documents to directly manage the recurring problem affecting the three units. The Association will arrange and pay for heat and chemical treatments as well as required preparation of the worst infested unit. The unit owner is obligated to cooperate with the Board. The Board will also pay for heat treatment of the neighboring unit and chemical treatment of the least infested unit. The Association's assumption of costs in this particular case is a response to an emergency situation, is not precedential, and will not be repeated. All unit owners will be reminded in writing about the requirement for reporting bedbugs.

Adjourned: 9:05 pm

Recorded by:
Joe Rutigliano
Board Secretary