

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the September 21, 2016 Monthly Board Meeting

Convened: 7:03 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 August 17, 2016 Monthly Board Meeting with changes.

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

The Period Ending	08/31/16
Monthly Income	\$49,513
Monthly Expenses	\$46,194
Bank Account	\$44,578
Financial Reserves	\$503,527
Window Replacement Loan Balance	(\$237,526)

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

General Subjects and Management Report: Legal proceedings against two owners who are in arrears are proceeding. A unit owner who is in arrears is complying with a payment plan approved by the Board and is paying down the arrearage on schedule.

A unit was damaged by water backup from a kitchen drain pipe that was blocked. The Association had Cahill power rod the backed up drain and for sanitation purposes paid for cleaning of the carpet in the unit. The Board is seeking legal advice about who is required to pay for repairs to the unit.

Capital Projects: The Board received two preliminary bids for hallway redecoration to use for budget planning. Unit owners Kathy Clements, Marianne Forrest, Sandi Johnson and Diane Lequar are serving on the decorating committee which met to discuss our requirements. We will be seeking more bids as our plans are clarified.

The Board is planning on replacing the 05/06 bathrooms riser next year.

Elevator Modernization Project: Upgrading of the east elevator has begun. Schindler Elevator received our service contract termination letter.

2017 Budget: The Budget Planning Committee will meet to prepare the 2017 budget for the Board to discuss at the October meeting.

Bedbugs: Heat treatment and chemical treatment respectively of the two lesser infested units has been completed. Heat treatment of the most heavily infested unit has been carried out. After an unexpected hiatus, chemical treatment began. The second chemical treatment (at least two are required) is scheduled. The Board has attempted to get the full cooperation of the unit owner with this chronic infestation. The Board is seeking legal options if this cooperation is not forthcoming and the infestation continues.

The routine semi-annual canine bedbug inspection of all units will be conducted in October. Units that had a recent infestation will also receive a human inspection.

Adjourned: 9:15 pm

Recorded by:
Joe Rutigliano
Board Secretary