

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the October 19, 2016 Monthly Board Meeting

Convened: 7:02 pm

Present: *Board Members:* L. Forman (via telephone), T. Holmes, D. Lequar, M. Snyder, J. Rutigliano, H. Voeks. *Absent:* B. Lewandowski.
From Heil & Heil: J. Taylor. Scott Rosenlund, the Association's attorney.

Minutes: The Board approved the minutes of the September 21, 2016 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the September 30, 2016 Treasurer's Report with and update.

The Period Ending	09/30/16
Monthly Income	\$48,455
Monthly Expenses	\$41,021
Bank Account	\$53,461
Financial Reserves	\$520,365
Window Replacement Loan Balance	(\$233,292)

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

General Subjects and Management Report: One unit owner who was in legal collections has paid the arrears. Legal proceedings are continuing against another unit owner in arrears.

Our law firm advised us that under the Illinois Condominium Property Act a unit owner is responsible for damage to personal property caused by a blocked kitchen drain pipe. The Association is responsible for damage to common elements.

Elevator Modernization Project: Upgrading of the east elevator is proceeding apace.

2017 Budget: The Board approved a 2017 budget proposal for consideration by unit owners. There will be no increase in assessments. Two capital project are planned for the year: the 05/06 bathrooms riser will be replaced and the hallways will be

redecorated. The loan for the window replacement project will be amortized and \$40,000 in principal will be paid.

Bedbugs: The routine semi-annual canine bedbug inspection of all units is half completed. No new infestations were found. Units that had a recent infestation will also receive a human inspection.

A unit owner with a severe infestation has had several exterminations performed at the Association's expense. The unit owner has not fully cooperated with the exterminators or cleaning crews sent to prepare the unit for the exterminators and the unit remains severely infested. The Board will send a Demand Letter to the unit owner listing the steps the unit owner must take to allow proper cleaning and extermination to take place. If the unit owner does not comply with these obligations, the association will take legal action against the unit owner.

Closed Session: The Board was in closed session from 7:02 pm to 8:45 pm.

Adjourned: 10:10 pm

Recorded by:
Joe Rutigliano
Board Secretary