

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the December 21, 2016 Monthly Board Meeting

Convened: 7:00 pm

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

Minutes: The Board approved the minutes of the November 16, 2016 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the November 30, 2016 Treasurer's Report with changes.

The Period Ending	11/30/16
Monthly Income	\$48,624
Monthly Expenses	\$47,806
Bank Account	\$46,506
Financial Reserves	\$487,809
Window Replacement Loan Balance	(\$224,728)

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

General Subjects and Management Report: Our attorney is seeking an order of possession against a unit owner in arrears. A unit owner in arrears on a payment schedule who fell behind is resuming payment at a higher monthly rate. At the first missed payment the unit owner will be sent to collections.

A unit owner installed a new door to the unit. The door appears not to be fire rated. The Evanston Fire Department will inspect the door. If the door is not compliant with the Fire Code, the unit owner will have to install a new door.

The Association made a payment of \$40,000 towards the principal on the window replacement project loan and re-amortized the loan at the same interest rate. Our monthly payment has been reduced by approximately \$1,300 and now roughly equals the amount we take in each month in special assessment installment payments.

In order to avoid litigation the Board approved a payment of \$450 to settle a claim of payment obligation that is disputed by the Association.

The Board ratified a vote made by e-mail to approve a unit owner's request to install hardwood flooring with appropriate sound insulation.

The Board approved a unit owner's request for periodic visits by a doctor-prescribed therapy dog. The dog will wear clear identification. The Board concluded that the request complied with Article 3S of the Rules and Regulations. All therapy animals must be approved by the Board.

The annual performance review for the Building Engineer was conducted.

Elevator Modernization Project: The upgrade of the east elevator is finished. The mirror did not need to be replaced. Upgrading of the west elevator has begun.

2017 Budget: The Board adopted the 2017 budget that was approved at the October meeting.

Hallway Redecoration Project: The Board approved a bid from Vogue Lighting for \$11,289 for 57 LED light fixtures to be installed in the hallways. The fixtures are not eligible for a ComEd rebate. The Decorating Committee is conducting the final evaluation of color schemes for the walls.

Bedbugs: The Board ratified a vote made by email to commence litigation against a non-cooperative unit owner. The Board voted to make Howard Voeks the primary contact with Fullett Rosenlund, our law firm, for this litigation.

Bedbugs were found in two units. The surrounding units were inspected and are bug free. One of the infested units was so cluttered that the canine inspection did not find the bedbugs. The bugs were found by hand inspection. Unit owners are urged to clean and tidy their units before the semi-annual building-wide inspections so the canine inspectors can be effective and the cost and effort of hand inspection can be avoided. The other unit did not receive customary follow-up extermination after its first chemical extermination session. All unit owners must follow all necessary protocols for extermination.

The Board will propose changes to the Rules and Regulations clarifying the requirements for unit owners when bedbug activity is suspected or found.

Adjourned: 9:05 pm

Recorded by:
Joe Rutigliano
Board Secretary