

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the March 22, 2017 Monthly Board Meeting

Convened: 7:03 pm

Present: *Board Members:* D. Lequar, B. Lewandowski, J. Rutigliano, R. Smith, H. Voeks.
Absent: L. Forman, T. Holmes. *From Heil & Heil:* J. Taylor.

Minutes: The Board approved the minutes of the February 15, 2017 Monthly Board Meeting.

Treasurer's Report: The Board approved the February 28, 2017 Treasurer's Report.

The Period Ending	2/28/17
Monthly Income	\$50,347
Monthly Expenses	\$39,857
Bank Account	\$49,549
Financial Reserves	\$250,069
Window Replacement Loan Balance	(\$173,381)

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

General Subjects and Management Report: A unit owner who was evicted for failure to pay assessments paid the balance due and the Association's legal fees and is back in possession of the unit. A unit owner in arrears on a payment schedule is following that schedule.

Our real estate tax attorney does not believe there is justification to file an appeal for 2017 to reduce our real estate tax assessment because of recent sales in the building.

Changes on the Board: Board member Diane Lequar has sold her unit. Diane has been a unit owner for seventeen years and has been a Board member for most of that time serving as President for many years and currently as Treasurer. Diane's contributions to the Board and to the Association are vast. In addition to her designated Board duties she has also managed many projects for the Association including window replacement, lobby redecoration and ongoing riser replacement. She will continue to manage the riser replacement project. The Board expresses its gratitude to Diane for her years of

extraordinarily competent service and calm good judgment. Hinman House would not be what it is today without her. The Board will appoint a replacement to serve the remainder of Diane's term and will select a new treasurer.

Capital Projects: The elevator modernization project is complete. The Board is getting bids for security cameras for the elevators.

The hallway and lobby redecoration project is almost complete. This week a light fixture and new furniture will be installed in the lobby. A new couch is on back order. The Board voted to donate some of the old lobby furniture to charity and some to unit owners. The Board ratified a decision reached by email for final redecorating expenses. These expenses were \$1,809.03 higher than initially approved.

When the lobby redecoration is complete unit owner Mary Anne Perrine, a broker with Baird Warner Real Estate, will coordinate a brokers' reception in the lobby for real estate brokers to see our new look. We will also update the photographs on our website.

The Board accepted a bid for \$33,680 from McElligott & Smith for wall opening and repairs for the 05/06 riser replacement project. Diane Lequar is getting final bids for the plumbing work, redecorating allowance and housing allowance which the board will vote on by email and ratify at the next meeting. The project is scheduled to begin in July.

Bedbugs: The legal proceedings against a unit owner who is not cooperating with bedbug extermination procedures are progressing. The units surrounding this unit have been manually inspected. Some dead bedbugs were found in a unit next to this unit. It appears the exterminating chemicals applied to this unit are effective. The other units are bedbug free. We will continue to monitor these units carefully.

An infested unit completed its chemical treatment. It has been inspected and found bedbug free. We will continue to monitor this unit.

A building-wide canine bedbug inspection will be conducted in April.

The Board continued discussing changes to the Rules and Regulations clarifying the requirements for unit owners when bedbug activity is suspected or found. The changes will be voted on at the next meeting and sent to unit owners for comment. They will be adopted at the following meeting.

Closed Session: The Board was in closed session from 8:00 pm to 8:15 pm.

Adjourned: 8:40 pm

Recorded by:
Joe Rutigliano
Board Secretary