

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the June 21, 2017 Monthly Board Meeting

Convened: 7:05 pm

Present: *Board Members:* L. Forman, T. Holmes, B. Lewandowski, J. Rutigliano, R. Smith, H. Voeks, J. Yang. *From Heil & Heil:* J. Taylor. *Unit Owner:* A. Lee.

Minutes: The Board approved the minutes of the May 17, 2017 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the May 31, 2017 Treasurer's Report.

The Period Ending	5/31/17
Monthly Income	\$48,362
Monthly Expenses	\$53,004
Bank Account	\$28,698
Financial Reserves	\$188,757
Window Replacement Loan Balance	(\$162,574)

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

General Subjects and Management Report: The Board will send letters to unit owners who have not sent us renewal notices for lease extensions. A unit owner had questions about obtaining the documents required for the sale or refinancing of a unit. A unit owner in arrears on a payment schedule is following that schedule.

The Board evaluated the Treasurer's report about our results purchasing natural gas from Vanguard Energy. We will request some additional information from Vanguard before making a final decision.

The Board accepted a bid for \$1,136 from Raynoor Door Company to repair the damaged wood jamb and weather seal of the garage door.

Rules and Regulations: The Board voted to change the rules regarding moves into and out of furnished units where no furniture at all is moved. The combined move in/move

out fee will be \$300. The proposed rules will be sent to unit owners for comment. They will be adopted at the next meeting. We will apply these new rules to a unit immediately. The Board discussed updating the rules about wood and composite flooring and sound-proofing to reflect new technologies. The Board also discussed clarifying other rules. We will discuss these changes in detail at the next meeting.

Capital Projects: The hallway doors will be sanded, primed and repainted at the contractor's expense to correct the paint chipping problem. The parts for the elevator security cameras have been delivered and will be installed soon. The 05/06 riser replacement project is on schedule.

Bedbugs: The unit that was cleaned and treated under court order will be re-inspected manually under court order in September. The unit owner will be billed for the cleaning, treatments and inspections.

Closed Session: The Board was in closed session from 7:25 pm to 7:45 pm and from 8:30 pm to 8:40 pm.

Violations: A unit owner will be required to pay the \$300 move out fee for an after hours move out and will also be fined \$300 for the move out. The unit owner was explicitly informed about our move time rules.

The Board determined that a unit owner who had a relative house sit was not in violation of any rules. The relative was declared as a unit occupant but due to a mix up the Board had not received the form stating this.

Adjourned: 9:00 pm

Recorded by:
Joe Rutigliano
Board Secretary