

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the September 27, 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. *Unit Owner:* M. Marks

Minutes: The Board approved the minutes of the August 16, 2017 Monthly Board Meeting.

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

The Period Ending	8/31/17
Monthly Income	\$49,300
Monthly Expenses	\$35,873
Bank Account	\$55,848
Financial Reserves	\$254,490
Window Replacement Loan Balance	(\$151,714)

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

General Subjects and Management Report: A unit owner in arrears on a payment schedule is following that schedule. The Board accepted a bid for \$5,000 from Active Roofing for one year of preventative maintenance of the roof. The Board is gathering more bids to replace a roof fan.

2018 Budget: A budget committee was established to develop the 2018 budget.

Rules and Regulations: The Board discussed changes to the Rules and Regulations. In addition to substantive changes there will also be a general "tidying" and clarification of the rules. The Board will discuss these changes further before submitting them to unit owners for comment.

Bed Bugs: Two unit owners reported bed bugs in their units. Cloverleaf inspections around these units found one additional infested unit. All these units were in proximity to the unit of the non-cooperative owner. Two of the unit owners had not reported

infestations in a timely manner. Treatment is ongoing in the infested units. The Board appointed a bed bug committee which will meet with exterminators to develop best practice policies and rules to manage bed bug infestations. The semi-annual building-wide canine bed bug inspection is scheduled for October.

Capital Projects: The 05/06 riser replacement project has been completed. Because fewer residents than expected needed off site housing, it came in well under budget.

Adjourned: 8:50 pm

Recorded by:
Joe Rutigliano
Board Secretary