

# Hinman House Condominium Association

Managed by

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

847-866-7400

## Minutes of the April 25, 2018 Monthly Board Meeting

**Convened:** 7:10 pm

**Present:** *Board Members:* L. Forman, B. Lewandowski, J. Rutigliano, R. Smith, H. Voeks, J. Yang. *Absent:* T. Holmes. *Project Manager:* D. Lequar. *Unit Owner:* M. Marks.

**Minutes:** The Board approved the minutes of the March 21, 2018 Monthly Board Meeting.

**Treasurer's Report:** The Board approved the March 31, 2018 Treasurer's Report.

The Period Ending	03/31 /18
Monthly Income	\$60,996
Monthly Expenses	\$46,320
Bank Account	\$73,339
Financial Reserves	\$247,010
Window Replacement Loan Balance	(\$125,720)

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

**General Subjects and Management Report:** Carpet cleaning in the hallways will take place on April 30.

Hinman House is eligible for a rebate from Com Ed for free LED light bulbs. We will receive approximately 77 LED bulbs.

The Board voted to pay \$40,000 from our operating account towards the window loan principal and to re-amortize the loan. The Board President and the Treasurer are authorized to sign the re-amortization documents.

The Board ratified a decision reached by email to allow a unit owner to re-let the unit before a year has passed due to tenant relocation.

The Board accepted a bid for \$3,780 from Shine-On Group to clean the windows.

Shine-On Group does not require roof anchors to be installed. The Association will install roof anchors when the roof is replaced to avoid extra costs in re-sealing the roof twice.

A unit owner is hearing periodic extremely loud banging noises in the nighttime. Several nearby unit owners also hear these noises. The Board accepted a bid for \$570 from Rotating Equipment Specialists to investigate the matter further.

**Rules and Regulations:** The Board reviewed numerous revisions to the Rules and Regulations. We will get opinions from our attorneys to determine if new state ombudsmen laws require any additional changes.

**Riser Replacement Project:** Work on the 10/11 tier bathroom risers is proceeding apace.

**Bed Bugs:** The semi-annual building wide bed bug inspection has been postponed until the current riser replacement work is finished. It should take place in May.

**Adjourned:** 8:10 pm

Recorded by:  
Joe Rutigliano  
Board Secretary