

# Hinman House Condominium Association

Managed by  
Heil, Heil, Smart & Golee, Skokie, IL 60077  
847-866-7400

## Minutes of the July 18, 2018 Monthly Board Meeting

**Convened:** 7:05 pm

**Present:** *Board Members:* L. Forman, T. Holmes, B. Lewandowski, J. Rutigliano, R. Smith, H. Voeks. *Absent:* J. Yang. *From Heil & Heil:* J. Taylor.  
*Unit Owners:* J. Fowe, S. Johnson.

**Minutes:** The Board approved the minutes of the June 20, 2018 Monthly Board Meeting with changes.

**Treasurer's Report:** The Board approved the June 30, 2018 Treasurer's Report.

The Period Ending	06/30 /18
Monthly Income	\$49,886
Monthly Expenses	\$76,072
Bank Account	\$53,393
Financial Reserves	\$207,868
Window Replacement Loan Balance	(\$62,352)

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

**General Subjects and Management Report:** A unit owner significantly in arrears on assessment payments will be offered the option of a payment plan.

The Board accepted a bid for \$745 from John Jaminski to add 40 Hostas, mulch and three patio blocks to the parkway in front of the building.

The Board voted to continue for the next year with our web site host at the same cost (\$73/month). There will be a software upgrade.

The Building Engineer discovered that the dimness of the hallway lights was caused by protective plastic that was not removed when the lights were installed. He removed the plastic from the fixtures and they work correctly now.

A large stain on the fourth floor hallway carpet will be cleaned. The carpet mats in the elevators will be replaced.

The roof was inspected by Active Roofing and some minor repairs were made.

The air conditioners in the elevator control room will be inspected.

**Rules and Regulations:** The Board approved revisions to the Rules and Regulations. The revised Rules will be sent to unit owners for comment. The revisions will be adopted at the next Board meeting.

**Riser Replacement Project:** Due to further schedule changes the 08/09 bathrooms riser project will proceed this year.

**Bed Bugs:** The unit with bed bugs was treated. It will be inspected on a bi-monthly basis.

The semi-annual building wide bed bug inspection found no infested units.

**Violations:** A violation notice was sent to a unit owner with an unauthorized tenant. A hearing will be held at the next Board meeting. The Board voted to table discussion of a disturbance violation unless there is another incident. The unit owner will be informed of this decision.

**Closed Session:** The Board was in closed session from 7:45 pm through 7:50 pm and from 8:45 pm through 8:50 pm.

**Adjourned:** 9:00 pm

Recorded by:  
Joe Rutigliano  
Board Secretary