

# Hinman House Condominium Association

Managed by

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

847-866-7400

## Minutes of the August 15, 2018 Monthly Board Meeting

**Convened:** 7:05 pm

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

**Minutes:** The Board approved the minutes of the July 18, 2018 Monthly Board Meeting.

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

The Period Ending	07/31/18
Monthly Income	\$50,393
Monthly Expenses	\$55,996
Bank Account	\$47,487
Financial Reserves	\$221,433
Window Replacement Loan Balance	(\$53,354)

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

**General Subjects and Management Report:** The Board ratified a vote made by email to allow a unit owner significantly in arrears on assessment payments to catch up on a payment plan. If the unit owner does not follow the plan the unit owner will be sent to collections.

The Board approved the Decorating Committee's choice for new elevator carpeting.

The Board accepted a bid for \$425 from The Davey Tree Expert Company to trim the large trees in front of the building.

The Board accepted a bid for \$1,800 from Pinel Andrews Construction to install a concrete pad under the dumpsters.

The Board voted to allocate a maximum of \$850 to seal the asphalt along the north drive and the circular drive.

The Board accepted a bid from DeMarco, Kinnaman and Lewis Accountants to do our taxes for the next three years at \$300 per year. This is the same as the current price.

**Rules and Regulations:** The Board adopted revisions to the Rules and Regulations that were approved at the last meeting.

**Riser Replacement Project:** The 08/09 bathrooms riser project has yet to be scheduled.

**Adjourned:** 7:55 pm

Recorded by:  
Joe Rutigliano  
Board Secretary