

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the September 19, 2018 Monthly Board Meeting

Convened: 7:06 pm

Present: *Board Members:* T. Holmes, J. Rutigliano, R. Smith, H. Voeks, J. Yang.

Absent: L. Forman, B. Lewandowski. *From Heil & Heil:* J. Taylor.

Unit Owner: S. Johnson.

Minutes: The Board approved the minutes of the August 15, 2018 Monthly Board Meeting with changes.

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

The Period Ending	08/31/18
Monthly Income	\$49,936
Monthly Expenses	\$42,131
Bank Account	\$62,719
Financial Reserves	\$238,663
Window Replacement Loan Balance	(\$49,191)

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

General Subjects and Management Report: A unit owner on a payment plan is following that plan.

The Board accepted a bid for \$699 from Apelian Carpets for new elevator carpeting.

The Board voted to renew the existing Vanguard Energy contract for natural gas purchases.

The Board accepted a bid for \$850 from Stringer Blacktop to seal coat the driveway in the Spring of 2019.

The Board accepted a proposal from Elliott and Associates to appeal our real estate tax assessment for 2019-2021 for a 7.5% contingency fee.

The Board voted to pay half the cleanup costs for a unit owner whose unit was flooded due to a clogged common-element drain pipe.

2019 Budget: The Board appointed a budget committee to prepare the 2019 budget.

Riser Replacement Project: Due to scheduling issues the 08/09 bathrooms riser project has been postponed until spring 2019.

Bed Bugs: The unit owned by a minimally cooperative unit owner was inspected and was found to have bed bugs. The unit was treated and will be inspected again in September.

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

Violations: The Board levied a \$150 fine against a unit owner who moved furniture into the unit on a Sunday.

Adjourned: 8:45 pm

Recorded by:
Joe Rutigliano
Board Secretary