

# Hinman House Condominium Association

Managed by:

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

847-866-7400

## Minutes of the January 16, 2019 Annual Owners Meeting

**Convened:** 7:05 pm

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

**Quorum:** Sufficient HHCA owners were present to constitute a quorum for the Annual Meeting: 29.5% of unit ownership either by presence or proxy was established.

**Elections:** The following people were elected to serve on the Condominium Board in 2019: Linda Forman, Tiffini Holmes, Luke Liu, Joe Rutigliano, Remy Smith, Howard Voeks and Joyce Wen Yang. The Association thanks Bob Lewandowski for his years of service on the Board and wishes him luck as Condo Board President at his new home.

The 2019 Board elected Howard Voeks as Board President, Remy Smith as Treasurer and Joe Rutigliano as Secretary.

**Review of 2018:** The Association finished 2018 with \$262,395 in regular reserves, (not including the special assessment account) and \$75,630 in the operating account. Income was \$604,622 which was approximately 4% above budget. Most of the excess was from unit owners paying off window replacement loans. Operating expenses were \$612,657 which was approximately 5.6% above budget. Most of the excess was due to repairs to the heating system. Payments to reserve were \$210,518. Reserve expenditures were \$153,400. The year-end balance on the window replacement project loan was \$32,533.

The window loan is projected to be paid off in nine to ten months at the present rate. We may make a lump sum payment from surplus operating funds. The rest of the operating surplus carries over into 2019.

The 10/11 tier bathroom risers were replaced.

**Preview of 2019:** There is no increase in monthly assessments. This is the sixth year in a row with no increase in assessments. The Association has a budget of \$571,344 for the year. The Association anticipates reserves at the end of 2019 will be approximately \$341,717. This is approximately 46% of our annual budget which is well above recommendations (35%) for condo reserves. The reserves are being built up for roof replacement. This project is not yet scheduled.

The risers will be replaced in the 08/09 bathrooms. Howard Voeks will be project coordinator. This will finish the riser replacement project, which began in 2002.

Since 1996 more than \$2.8 million in capital improvements have been carried out without

special assessments. There were two special assessments in that period, totaling slightly over \$1 million for parking deck repair and new windows.

Within the next five years we will likely have to replace the roof, resurface the parking deck and replace the boilers. These projects are all part of routine building maintenance. By the end of 2020 the Board will commission an Engineering/Reserve Study to clarify what significant maintenance projects will have to be carried out in the following ten years and how much money must be allocated for them. We commissioned such a study in 2010 and used it for guidance this past decade.

**Bedbugs:** No new units reported infestations. Two units that have had re-infestations are undergoing regular manual inspections and treatments and will continue to do so. Bedbug activity is at a much reduced level and frequency. Clover leaf inspections are carried out when bedbugs are found. There has been no spread of bedbugs beyond these two units. Building-wide canine inspections will continue semi-annually. With effort and cooperative unit owners, we have been able to beat back the infestations.

The building web site has been updated with information on bedbug prevention and identification.

**Other Issues:** The Board will research installing building-wide WiFi. There were six (ish) new owners this year. The rental percentage is down to approximately 24%. Two unit owners had unauthorized laundry machines which they had to remove. A unit owner rented the unit before having resided in the unit for two consecutive years. The unit owner was fined and cannot rent the unit.

A unit owner suggested that a bench be installed in front of the building. The Board will look into this. Several unit owners expressed appreciation for the touch-up work that was done to the painting in hallways and lobby. Some unit owners expressed dissatisfaction with the front door buzzer system. The Board will look into newer systems.

**Adjourned:** 8:05 pm

Recorded by:  
Joe Rutigliano  
Board Secretary