

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the February 20, 2019 Monthly Board Meeting

Convened: 7:05 pm

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

Minutes: The Board approved the minutes of the January 16, 2019 Annual Meeting with changes.

Treasurer's Report: The Board approved the January 31, 2019 Treasurer's Report with changes.

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|------------------------------------|------------|
| The Period Ending | 01/31/19 |
| Monthly Income | \$46,370 |
| Monthly Expenses | \$58,971 |
| Bank Account | \$57,279 |
| Financial Reserves | \$280,968 |
| Window Replacement Loan Balance | (\$31,128) |

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

The Treasurer will ask First Bank & Trust of Evanston to eliminate the \$30/month fee on our checking account. He will also research moving some of our reserve funds to a CD for a higher interest rate.

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

The Board has one bid to replace three roof exhaust fans. It is seeking several more bids.

The Board ratified a vote made by email to accept a bid from National Power Rodding for \$2,612.50 to clean our sewer line.

The Board ratified a vote made by email granting a unit owner's request to install tile flooring with a synthetic sound deadening underlayment.

The Board is seeking an engineering study about how best to insulate or heat our pipes to keep them from freezing in exceptionally cold weather.

The Board discussed the issue of second-hand smoke (smoke traveling from one unit to another). The City of Evanston implemented a new law in this matter and we need to determine how to apply it to our building.

The Board will bring in a representative from Everywhere Wireless to discuss installing gigabit network access in the building.

The Board discussed installing a bench in front of the building. Further consideration has been postponed.

Riser Replacement Project: The plumbing work on the 08/09 tier bathroom risers is almost finished.

Bed Bugs: The Board will schedule a building-wide canine bedbug inspection. A unit with bedbugs was found upon inspection to still have a low-level infestation. The Board is considering how to proceed with the unit owner.

Adjourned: 8:35 pm

Recorded by:
Joe Rutigliano
Board Secretary