

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the March 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. *From Everywhere Wireless:* Wyatt Schuster, Andrew Kass.

Minutes: The Board approved the minutes of the February 20, 2019 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the February 28, 2019 Treasurer's Report.

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|------------------------------------|------------|
| The Period Ending | 02/28/19 |
| Monthly Income | \$47,335 |
| Monthly Expenses | \$40,916 |
| Bank Account | \$64,370 |
| Financial Reserves | \$300,562 |
| Window Replacement Loan Balance | (\$29,717) |

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

The Treasurer persuaded First Bank & Trust of Evanston to eliminate the \$30/month fee on our checking account. There were no attractive CDs in which to invest any of our reserve funds.

General Subjects and Management Report: A unit owner on a payment plan is following that plan. Two unit owners in arrears will be sent to legal collections.

The Association's Annual Report was signed and will be sent to the Secretary of State. Our registered agent will be changed from HHSB to our law firm, Fullett Swanson.

The hallway carpets and lobby furniture will be cleaned in May.

The Board accepted a bid from General Mechanical for \$8,984 to replace three roof exhaust fans.

The Board voted to to renew our roof maintenance contract with Active Roofing for 2019 for \$5,000.

The Board voted to renew our building insurance policy with Travelers for 2019 for \$26,900. The building's coverage limit was raised to \$26,727,044.

The Board granted permission to a Northwestern University student to spend several hours filming a movie in our lobby. The production is insured by Northwestern University.

Network Access: Representatives from Everywhere Wireless discussed a plan to install gigabit network access in the building. The Board will ask them for a formal proposal to evaluate.

Riser Replacement Project: The plumbing work on the 08/09 tier bathroom risers is complete. The Board thanks Howard Voeks for his work supervising the project. The riser replacement project is complete after 17 years of effort.

Bed Bugs: A building-wide canine bedbug inspection is scheduled for March 26 and 27. A unit with recurring bedbug infestations will receive a manual inspection.

Adjourned: 9:00 pm

Recorded by:
Joe Rutigliano
Board Secretary