

# Hinman House Condominium Association

Managed by  
Heil, Heil, Smart & Golee, Skokie, IL 60077  
847-866-7400

## Minutes of the April 17, 2019 Monthly Board Meeting

**Convened:** 7:06 pm

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

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

**Treasurer's Report:** The Board approved the March 31, 2019 Treasurer's Report.

The Period Ending	03/31/19
Monthly Income	\$47,549
Monthly Expenses	\$43,892
Bank Account	\$64,353
Financial Reserves	\$198,254
Window Replacement Loan Balance	(\$28,285)

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 has failed to follow the plan and will be sent to legal collections.

The Board voted to pay the remaining window loan balance with \$23,816 from the window reserve fund and \$4,469 from the operating account.

A unit owner residing in Hong Kong is in arrears. The Association will ask our law firm about our options.

The Board considered a bid for metal maintenance of the elevators and the front window framing. We will get more bids before a decision is made.

Unit owner Rimma Mitchell, a professional photographic artist, made a presentation of some of her work. The Board will consider these and other works on her web site for purchase to decorate the lobby and hallways. Ms. Mitchell will also consider ongoing exhibits that change regularly.

**Network Access:** The Board examined a proposal from Everywhere Wireless to install gigabit network access in the building. The Board is evaluating the cost and payment

methods and will draft a survey for unit owners.

**Riser Replacement Project:** The Association spent \$1,073,577 over 17 years to complete the project. This was done without a special assessment.

**Bed Bugs:** A building-wide canine bedbug inspection was carried out on March 26 and 27. No new infestations were found. A unit with recurring bedbug infestations will receive a manual inspection.

**Closed Session:** The Board was in closed session from 8:10 pm to 8:50 pm.

**Violations:** The Board voted to reduce a unit owner's fine for an unauthorized tenant from \$5,000 to \$2,500. The unit owner rectified the violation in a timely manner.

**Adjourned:** 9:10 pm

Recorded by:  
Joe Rutigliano  
Board Secretary