

Hinman House Condominium Association

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

Minutes of the June 19, 2019 Monthly Board Meeting

Convened: 7:05 pm

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

Minutes: The Board approved the minutes of the April 17, 2019 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the April 30, 2019 Treasurer's Report and the May 31, 2019 Treasurer's Report.

The Period Ending	04/30/19
Monthly Income	\$47,996
Monthly Expenses	\$46,621
Bank Account	\$56,606
Financial Reserves	\$184,058

The Period Ending	05/31/19
Monthly Income	\$46,095
Monthly Expenses	\$38,318
Bank Account	\$66,444
Financial Reserves	\$201,576

The Association is still collecting window assessment payments from unit owners on a payment plan.

General Subjects and Management Report: The Board ratified a vote made by email to accept a bid from Corrigan and Freres for \$945 to re-wire a new roof fan.

The Board ratified a vote made by email to approve a unit owner's remodeling project.

Active Roofing repaired a leak in the roof. The Board accepted two bids from Arti's Painting for \$220 and \$475 to repair damage to two units from the roof leak.

The Board accepted a bid from Shine On for \$4,050 to clean the windows.

The Board decided to postpone metal maintenance of the elevators and the front window framing.

The Board is contacting a mechanical engineer about heating elements and/or more insulation to prevent pipe freezes on extremely cold days.

Closed Session: The Board was in closed session from 7:05 pm to 7:40 pm.

Adjourned: 8:50 pm

Recorded by:
Joe Rutigliano
Board Secretary