

Hinman House Condominium Association

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

Minutes of the July 31, 2019 Board Meeting

Convened: 7:05 pm

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

Minutes: The Board approved the minutes of the June 29, 2019 Board Meeting with changes.

Treasurer's Report: The Board approved the June 30, 2019 Treasurer's Report.

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|--------------------|-----------|
| The Period Ending | 06/30/19 |
| Monthly Income | \$51,368 |
| Monthly Expenses | \$32,548 |
| Bank Account | \$83,600 |
| Financial Reserves | \$219,094 |

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

General Subjects and Management Report: Two unit owners in arrears are in legal collections.

The Board is looking into changing banks to reduce bank fees.

Dalia Tile will look into replacing broken tiles in the lobby by the recycling room door.

The Board received a bid from a mechanical engineer to study methods of preventing pipe freezes on extremely cold days. The Board is seeking additional bids.

Bed Bugs: A unit with recurring bedbug infestations was manually inspected. No bed bugs were found.

Closed Session: The Board was in closed session from 7:50 pm to 8:25 pm.

Violations: Tenants who had a disassembled couch delivered to the front door in very large boxes were reprimanded. Residents are reminded that large packages must be delivered through the southwest door and to check package sizes when ordering merchandise.

Adjourned: 9:00 pm

Recorded by:
Joe Rutigliano
Board Secretary