

Hinman House Condominium Association

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

Minutes of the September 18, 2019 Board Meeting

Convened: 7:04 pm

Present: *Board Members:* L. Forman, T. Holmes, J. Rutigliano, R. Smith, H. Voeks, J. Yang. *Absent:* L. Liu. *From Heil & Heil:* J. Taylor. *Unit Owners:* S. Johnson, S. Weil, C. Young.

Minutes: The Board approved the minutes of the July 31, 2019 Board Meeting with changes.

Treasurer's Report: The Board approved the July 31, 2019 Treasurer's Report and the August 31, 2019 Treasurer's Report.

The Period Ending	07/31/19
Monthly Income	\$48,872
Monthly Expenses	\$46,266
Bank Account	\$86,498
Financial Reserves	\$236,532

The Period Ending	08/31/19
Monthly Income	\$51,190
Monthly Expenses	\$34,125
Bank Account	\$105,349
Financial Reserves	\$254,067

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

General Subjects and Management Report: A unit owner in arrears paid all arrearages and legal costs.

The Board is continuing its research into changing banks to reduce bank fees.

The Board will research insulated access panels to protect pipes from freezing in extremely cold weather.

The Board voted to renew our natural gas contract with Vanguard Energy for a year.

At the request of several unit owners the Board will reconsider installing a bench in front of the building.

The Board will develop changes to the Rules and Regulations to bring them into conformance with the new Evanston ordinance on recreational marijuana use.

Capital Projects: Almost 50% of unit owners responded to a survey regarding the installation of building-wide high speed internet access. Of those responding, 50% were in favor, 18.4% were opposed and 31.6% were unsure. The Board will prepare material to address unit owners' questions and arrange meetings. Installation will require the approval of 67% of unit owners in a special vote.

A unit owner repeated a request for the Association to compensate unit owners for inconveniences caused by riser replacement. The Board declined to reconsider its decision not to pay such compensation for anything other than physical damage to a unit.

2020 Budget: A Budget Committee consisting of T. Holmes, R. Smith, H. Voeks and J. Yang will meet with J. Taylor to make a budget for 2020.

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 8:35 pm to 8:40 pm.

Adjourned: 9:05 pm

Recorded by:
Joe Rutigliano
Board Secretary