

Hinman House Condominium Association

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

Minutes of the February 19, 2020 Board Meeting

Convened: 7:02 pm

Present: *Board Members:* K. Condra, L. Forman, T. Holmes, R. Mitchell, J. Rutigliano, R. Smith, H. Voeks. *From Heil & Heil:* J. Taylor.

Minutes: The Board approved the minutes of the November 20, 2019 Board Meeting with changes. The Board approved the minutes of the January 15, 2020 Annual Meeting with changes.

Treasurer's Report: The Board approved the November 30, 2019 Treasurer's Report, the December 31, 2019 Treasurer's Report and the January 31, 2020 Treasurer's Report.

The Period Ending	11/30/19
Monthly Income	\$45,775
Monthly Expenses	\$36,012
Bank Account	\$88,567
Financial Reserves	\$359,360

The Period Ending	12/31/19
Monthly Income	\$48,189
Monthly Expenses	\$37,465
Bank Account	\$94,909
Financial Reserves	\$403,981

The Period Ending	01/31/20
Monthly Income	\$46,643
Monthly Expenses	\$64,097
Bank Account	\$78,069
Financial Reserves	\$422,197

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

General Subjects and Management Report: Some unit owners still have not converted to the new assessment payment system. These owners have been reminded of the change.

The Board accepted a bid from Shine-On Group for \$4,215 to clean the windows. The cleaning will take place in the Spring.

The Board reviewed several bids for painting the stairwells. This project is unexpectedly costly. It will be budgeted for next year. The Board is also gathering bids for new handrails in the stairwells.

The Board is gathering more bids for replacing the outdoor and stairwell lights.

The Board voted to approve a unit owner's request to install vinyl flooring with a synthetic sound deadening underlayment.

Bed Bugs: A building-wide canine bed bug inspection found no infestations. Shortly before the inspection, a unit owner reported bed bug bites. The unit was manually inspected and no bed bugs were found. The unit owner had the unit treated anyway. The Board appreciates the unit owner's diligence. The unit owner had recently been traveling abroad and was likely bitten then.

A unit with recurring bedbug infestations was manually inspected. No bed bugs were found. This unit has been undergoing monthly inspections for some time. No bed bugs have been found in over six months. The unit will now undergo bi-monthly inspections.

Adjourned: 8:50 pm

Recorded by:
Joe Rutigliano
Board Secretary