

SUBJECT	Regular Board Meeting of The Board of Directors of the River Walk Condominium Association, located at 545-555 River Road, Des Plaines, Illinois.
LOCATION	Lobby of the 545 River Road building, Des Plaines, Illinois.
DATE	Meeting held on Wednesday, September 12, 2012.
NOTIFICATION	All owners received notice according to the governing documents of the association.

President	Niko Bubaris	Present
Vice President	Doris Ptack	Present
Secretary	StanleySzeweczyk	Present
Treasurer	Jason Stapleton	Present
Director	Sam Perricone	Absent
Hanlin Management	Evelyn Kimmel	Present
Owners representing units: 545 Building: 204, 305, 501, 502, 503, 506, 508, 601, 608, 702 555 Building: 206, 208, 401, 403, 404, 502, 505, 507, 602, 603, 606, 607		

CALL TO ORDER:

With a duly called motion and second, the meeting was called to order and a quorum declared at 6:35 p.m.

COMMITTEE REPORTS:

- None

MOTIONS:

APPROVE 06/13/12 BOARD MEETING MINUTES:

Motion: Jason Stapleton to accept the minutes as presented. **Second:** Doris Ptack.

Discussion: None

Vote: 4 In Favor. 0 Against. 0 Abstain. The minutes were Approved as presented.

APPROVE EXPENDITURES:

Each month Hanlin Management submits to the board a photocopy of each expenditure.

Motion: Niko Bubaris to approve the expenditures for the months of May – June - July 2012 as presented. **Second:** Doris Ptack. **Discussion:** None

Vote: 4 In Favor. 0 Against. 0 Abstain. Approved

TREASURER'S REPORT:

Evelyn Kimmel read the treasurer report aloud. As of 07/31/12, YTD Income: \$204,942.43. YTD Expenses: \$146,629.86. YTD Cash Balance: \$164,892.63. **Motion:** Niko Bubaris. **Second:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved

ADOPT 2 RESOLUTION FOR IRS REVENUE RULINGS:

The Board discussed resolutions to comply with Revenue Ruling 70-604 to maintain reserve funds at minimal taxation consistent with not-for-profit corporations.

Motion: Niko Bubaris to adopt the resolutions. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY TAYLOR PLUMBING PROPOSAL FOR GARAGE ROOF DRAIN AT THE 555 BUILDING FOR \$7,450:

The Board reviewed competitive proposals for the garage roof drain.

Motion: Niko Bubaris to ratify the proposal from Taylor Plumbing. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY HPS SERVICE BOOSTER PUMP PROPOSAL FOR \$6,135 AT THE 555 BUILDING:

The Board reviewed competitive proposals for a booster pump at the 555 building.

Motion: Niko Bubaris to ratify the proposal from HPS Service. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY SHINE ON GROUP WINDOW WASHING PROPOSAL FOR \$970:

The Board reviewed competitive proposals for window washing. **Motion:** Niko Bubaris to ratify the Shine On Group proposal. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY AMERICAN COMFORT THERMOSTAT CLAMP & LOW WATER CUTOUT PROPOSAL FOR \$1,274:

The Board reviewed competitive proposals thermostat clamps and state mandated low water cutout at the buildings.

Motion: Doris Ptack to ratify the proposal from American Comfort. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY MIDCITY PLUMBING PROPOSAL FOR 07 TIER VALVES AT THE 555 BUILDING FOR \$1,495:

The Board reviewed competitive proposals to replace the 07 tier valves at the 555 building.

Motion: Niko Bubaris to ratify the proposal from MidCity Plumbing for \$1,495. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY MIDCITY PLUMBING PROPOSAL TO ROD KITCHEN LINES FOR \$2,135:

The Board reviewed competitive proposals to rod the kitchen lines at both buildings.

Motion: Jason Stapleton to ratify the proposal from MidCity Plumbing for \$2,135. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

APPROVE PAYMENT TO NATIONS ROOFING FOR ROOF REPAIRS FOR \$45,190.40:

The Board discussed the payment to Nations Roofing for roof repairs. RRK & Associates approved all the work and the final cost of \$57,860. There will be a 10% hold back until approved for release by RRK & Associates. Payment on account will be made of \$45,190.40.

Motion: Niko Bubaris to approve payment to Nations Roofing. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

APPROVE \$5,000 PAYMENT TO ADAMS ROOFING IN FULL SETTLEMENT OF ALL CLAIMS:

The Board discussed the settlement payment to Adams Roofing.

Motion: Niko Bubaris to pay Adams Roofing \$5,000 in full settlement of all claims. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

APPROVE TRANSFER OF FUNDS FROM THE LONG RANGE RESERVE ACCOUNT TO CHECKING TO PAY THE ROOFING BILLS:

The Board discussed transferring funds from the reserve account to pay for the roof.

Motion: Niko Bubaris to transfer funds from the reserve account. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

APPROVE NEW ASSOCIATION RULES & REGULATIONS:

The Board discussed the new Rules & Regulations which will become effective today.

Motion: Niko Bubaris to approve the new Rules & Regulations **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

APPROVE BORGARDT SNOW PLOWING CONTRACT:

The Board reviewed competitive proposals for snow plowing for the 2012-13 season..

Motion: Niko Bubaris to ratify the proposal from Borgardt. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

ASSOCIATION UPDATES:

The Board discussed the possibility of a bulk cable contract for both buildings. Should the Board choose to enter into a bulk cable contract, all unit owners would need to participate. The Board will continue to get input from residents and asks that everyone return the surveys to the Board for review.

Bike racks are included in the new Rules & Regulations. If you want the bike rack please contact Hanlin. Hanlin will purchase and have the racks properly installed for \$154.43 if they are done at this time. The price most likely will change in the future. The location of the rack for each unit is contained at the back of the Rules & Regulations. Each rack will hold 2 bikes.

The Board has reviewed skylight replacement proposals and is not considering doing the skylights at the present time due to the cost of the proposals and the need for other matters to be addressed first. Should the situation with the skylights change, the Board will review the proposals at that time.

The Board discussed the balcony suggestion for pebbled flooring. The Board will address the balcony railings in the spring. Balcony floors are unit owner responsibilities and the Board will not pursue any flooring suggestions at the present time.

The Board received a bid for the security camera repairs. The contract on the equipment is up in one year so the matter is tabled until such time as a new contract is negotiated for updated equipment.

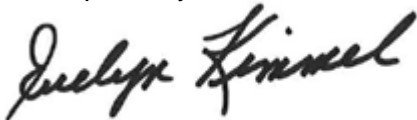
UNIT OWNER DISCUSSION ITEMS:

- An owner mentioned that people were working on the garage roof at 7:00 am without notice and was upset that people could look into the unit.
- An owner mentioned that individuals should be more careful and considerate when parking their cars so as not to obstruct other cars or make parking difficult for others.
- An owner mentioned that something should be done about the wildlife around the building and people should not feed the wildlife.
- An owner commented on the raccoons and skunks and wondered if there would be more light in the back.
- An owner asked about the political signs on the property.
- An owner commented that the pet rules allowing cats should also consider small dogs. The Board will review the pet issue again next year.
- An owner mentioned that the location of notices on the door should be moved as he almost hit someone on the other side of the door reading the notice.
- An owner asked if the dead branches could be trimmed off the tree in front and if the dead evergreen would be removed. All the bushes and trees are usually trimmed twice during the season and should be trimmed in the fall
- An owner asked questions about the cable. The matter was discussed during the association business period.
- An owner asked about the garage door openers.
- An owner commended the Board on the work done on the new Rules & Regulations.
- An owner mentioned that there is a safety issue when people leave the garbage hall door open.

ADJOURN:

With a duly called motion and second, the meeting was adjourned at 8:00 pm. Next Meeting tentatively scheduled for 11/07/12

Respectfully submitted,



Evelyn Kimmel, CMCA
Hanlin Management