

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, November 7, 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	Present
Hanlin Management	Janice Prinz	Present
Owners representing units: 545 Building: 303, 305, 408, 501, 502, 702, 708. 555 Building: 206, 307, 308, 401, 403, 504, 505, 506, 507, 508, 602.		

Prior to the call to order, Niko Bubaris pointed out the tinted windows in each lobby that would help with heat reflection and glare. The information for unit owners who want to have their windows tinted is available in the lobby of each building.

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 09/12/12 & 10/03/12 BOARD MEETING MINUTES:

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

Discussion: None

Vote: 5 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 August – September - October 2012 as presented. **Second:** Doris Ptack. **Discussion:** None

Vote: 5 In Favor. 0 Against. 0 Abstain. Approved

TREASURER'S REPORT:

Janice Prinz read the treasurer report aloud. As of 09/30/12, YTD Income: \$282,164.09. YTD Expenses: \$174,625.36. YTD Non-budgeted income: \$30,727.06. YTD Non-budgeted expenses: \$48,953.53. Cash Balance: \$184,818.64. **Motion:** Niko Bubaris. **Second:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved

RATIFY NATIONS ROOF FOR MAIN ROOF REPAIRS FOR \$2,350:

The Board reviewed competitive proposals for the roof repairs.

Motion: Niko Bubaris to ratify the proposal from Nations Roof. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY AHERN FIRE INSPECTION FOR SPRINKLER TEST FOR \$500:

The Board reviewed competitive proposals for the sprinkler test.

Motion: Jason Stapleton to ratify the proposal from Ahern Fire Inspection. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY DERO BIKE RACK COMPANY PROPOSAL FOR \$1,270 FOR 16 BIKE RACKS:

The Board reviewed competitive proposals to supply bike racks for the garage.

Motion: Doris Ptack to ratify the proposal from Dero Bike Rack Co. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

APPROVE MIDCITY PROPOSAL TO FIX BROKEN TRAP IN GARAGE FOR \$1485:

The Board reviewed competitive proposals to repair the broken trap in the garage.

Motion: Niko Bubaris to ratify the proposal from MidCity. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

APPROVE WEBMARC PROPOSAL TO REPLACE GARAGE DOOR OPENERS:

The Board reviewed competitive proposals to replace the garage door opener motors for 7 doors.

Motion: Niko Bubaris to ratify the proposal from Webmarc. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

APPROVE ENERGY.ME TO PROVIDE ELECTRIC ENERGY FOR THE COMMON AREAS:

The Board reviewed competitive proposals for alternate energy suppliers for the buildings.

Motion: Niko Bubaris to ratify the proposal from Energy.Me. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

APPROVE OPENING OF A NEW ASSOCIATION CHECKING ACCOUNT FOR THE 13th ASSESSMENT FOR 2013:

The Board discussed opening a new checking account for the 2013 13th assessment to keep it separate from the regular reserve and operating funds.

Motion: Doris Ptack to open a new association checking account. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

ASSOCIATION UPDATES:

The Board discussed the bike rack installation which will begin on Friday, November 9th.

The Board discussed that unit owners are free to contract with other companies for their electrical service in their unit. The service the Board contracted only affects the common areas.

The Board discussed the Newton Inspection proposal for the buildings and will not be doing the railings in this inspection.

The Board discussed the Reserve Study proposal by Reserve Advisors and is taking the matter under review. The Reserve Study would give the Board and unit owners a blue print for building upkeep and the costs related with each component, as well as the life expectancy for each component.

The Board will be putting up holiday lights on Sunday. Volunteers can meet in the lobby of the 545 building at 10:30. It will take 1-2 hours to complete. The lights will not go on until after Thanksgiving but is being done now during the milder weather.

The Board discussed the 2013 meetings dates. The schedule is fine but the building locations should be reversed.

UNIT OWNER DISCUSSION ITEMS:

- An owner mentioned that there is constant noise late in the evening that goes all night long coming from the water pump. It starts around 10:30 or 11:00 pm.
- An owner mentioned that the radiant heat is not working well.

ADJOURN:

With a duly called motion and second, the meeting was adjourned at 7:15 pm. Next Meeting tentatively scheduled for December 2012.

Respectfully submitted,

Janice Prinz, CMCA
Hanlin Management