

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, March 20, 2013.
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: 305, 408, 502, 504, 602, 605, 608, 7002, 705. 555 Building: 206, 208, 307, 403, 502, 505, 606, 702.		

The Unit Owner forum was held prior to the call to order.

CALL TO ORDER:

With a duly called motion and second, the meeting was called to order and a quorum declared at 6:42 p.m.

COMMITTEE REPORTS:

- None

MOTIONS:

APPROVE 11/07/12 BOARD MEETING MINUTES:

Motion: Niko Bubaris to accept the minutes as presented. **Second:** Doris Ptack. **Discussion:** None

Vote: 5 In Favor. 0 Against. 0 Abstain. The minutes were Approved as presented.

APPROVE 11/07/12 ANNUAL MEETING MINUTES:

Motion: Niko Bubaris to accept the minutes as presented. **Second:** Doris Ptack. **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 November – December 2012 as presented. **Second:** Jason Stapleton. **Discussion:** None

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

TREASURER'S REPORT:

Janice Prinz read the treasurer's report aloud. As of 2012 year end, YTD Income: \$404,926.30. YTD Expenses: \$241,589.49. YTD Non-budgeted income: \$69,69,760.19. YTD Non-budgeted expenses: \$156,651.39. Cash Balance: \$162,538.43. As of 1/31/13, YTD Income: 34,008.47. YTD Expense: \$37,406.46. YTD Non-budgeted Income: \$3.92. YTD Non-Budgeted Expense: 0. YTD Cash Balance \$162,894.36 which includes checking, the 13th & 14th assessment accounts, Long Range Reserve and Sweep accounts. **Motion:** Niko Bubaris. **Second:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved

2012 OPERATING SURPLUS/DEFICIT:

The Association had a deficit for 2012. The Board took no action regarding the deficit.

APPROVE RRK & ASSOCIATES ANNUAL ROOF INSPECTION:

Motion: Niko Bubaris to approve the RRK & Associates annual roof inspection proposal. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY HPS PUMP TIMER PROPOSAL FOR \$538 AT THE 555 BUILDING:

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

RATIFY PERFECT TURF 2013 LANDSCAPING CONTRACT:

Motion: Niko Bubaris to ratify the Perfect Turf 2013 Landscaping Contract. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY CHICAGO BACKFLOW REPAIRS AT THE 555 BUILDING FOR \$3,360:

Motion: Doris Ptack to ratify the CBI proposal for backflow system repairs at the 555 building. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY OTIS ELEVATOR INSTALLATION OF CODE DATA PLATE:

Motion: Niko Bubaris to ratify the Otis proposal to install a code data plate **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY AHERN PROPOSAL FOR FIRE SPRINKLER DEFICIENCY REPAIRS AT BOTH BUILDINGS FOR \$4,045:

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

RATIFY AMERICAN COMFORT HVAC MAINTENANCE AGREEMENT FOR \$2,980:

Motion: Jason Stapleton to ratify the American Comfort HVAC maintenance agreement. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY VINTECH SECURITY CAMERA INSTALLATION AT BOTH BUILDINGS FOR \$12,245:

Motion: Doris Ptack to ratify the Vintech security camera installation proposal for both buildings. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY MAYSTER-CHAIMSON 2013 TRIENNIAL REASSESSMENT APPEAL PROPOSAL: .

Motion: Niko Bubaris to ratify the Mayster-Chaimson 2013 Triennial Reassessment Appeal proposal. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

ASSOCIATION UPDATES:

The Board discussed having a 2013 Audit done and is waiting for proposals.

The Board discussed doing additional camera upgrades over time to the new system. Other than the cameras at the front door in each building vestibule, the cameras are not visible by residents. The old channel 13 is not available to residents as all the new cameras are digital and cannot be read by analog systems.

The Board discussed summer projects which would include mulch, painting, outside lighting upgrades, and flowers.

The Board discussed the painting project, which would include all the doors, railings on balconies, balconies and garage doors. In general, all protruding trim and passenger doors would be painted hunter green. All garage doors and recessed items, such as window frames, would be painted white. The balcony railings would be completely sealed with a rust inhibitor, followed by a primer and then painted. No final decision has been made as to the contractor or paint.

The Board discussed relabeling storage unit doors where the numbers are falling off. Initially unit numbers were to be put on the lockers but was determined not to be a good idea.

The Board discussed carpet cleaning and will wait until 2014.

The Board discussed Dryer Vent Cleaning and will do it again in 2014.

The Board discussed the goal of the association was to complete certain projects and be able to eliminate the 13th and 14th assessments as soon as possible.

The Board discussed security issues with the garage doors. The Open switch when triggered does not allow for the door to automatically close. It keeps the door in an open position. It is necessary to hit the close button to close the doors. The garage door openers need to be clicked a second time to close the overhead garage doors for the 8 separate garages. Owners who continue to ignore security breaches caused by open garage doors will be fined.

UNIT OWNER DISCUSSION ITEMS:

- An owner stated that another survey should be taken in the future regarding mandatory cable. The owner wanted to know how the board would address the cancellation fees of

owners with Dish Network or other suppliers. The Board mentioned it would be taking another in-depth survey at some future time explaining what is offered, the cost, and a yes/no response area.

- An owner asked about the painting of the balconies.
- An owner asked about the replacement of patio doors and if the Association would compensate unit owners who had replaced doors if a project was initiated in the future.
- An owner stated the storage locker area needed cameras and security as her locker was robbed.
- An owner mentioned that the front door buzzer does not work from his unit.
- An owner asked if the Board knew that the northeast corner of the 555 garage is cracking on the inside and the wall is sinking in areas.

ADJOURN:

With a duly called motion and second, the meeting was adjourned at 7:23 pm. Next Meeting tentatively scheduled for June 12, 2013.

Respectfully submitted,

Janice Prinz, CMCA
Hanlin Management