

SUBJECT	Regular Board Meeting of The Board of Directors of Riverwalk Condominium Association, 545-555 South River Road, Des Plaines, Illinois.
LOCATION	Lobby of the 555 South River Road Building in Des Plaines, Illinois
DATE	Meeting held on Wednesday, September 7, 2011
NOTIFICATION	All owners received notice according to the governing documents of the association.

President	Doris Ptack	Present
Vice President	Jason Stapleton	Present
Secretary	Niko Bubaris	Absent
Treasurer	Frank Granito	Present
Director	Sam Perricone	Present
Hanlin Management	Evelyn Kimmel	Present
Owners representing units 545 Building: 207, 305, 408, 606 555 Building: 202, 204, 206, 207, 208, 302, 307, 308, 502, 505, 604, 606, 708		

CALL TO ORDER:

With a duly called motion and second, the meeting was called to order and a quorum declared at 6:32 p.m.

MOTIONS:

APPROVE 06/08/11 BOARD MEETING MINUTES:

With a duly called motion and second the minutes were approved as presented.

APPROVE EXPENDITURES:

Each month Hanlin Management submits to the board a photocopy of each expenditure. With a duly called motion and second, expenditures for the months of May - June - July 2011 were approved.

TREASURER'S REPORT:

Evelyn Kimmel read the treasurer's report aloud. The 2011 operating results as of 07/31/11 were YTD Income: \$183,474.75, YTD Expense: \$168,797.02. The Association showed a surplus totaling \$14,677.73. YTD non-budgeted income: \$3,851.82, YTD non-budgeted expense: \$102,294.16. The association shows a total operating deficit of \$83,764.61. Cash Balance: \$117,550.04.

With a duly called motion and second, the Treasurer's report was approved as presented.

RATIFY OTIS ELEVATOR FOR ELEVATOR TEST FOR BOTH BUILDINGS \$1,400.

With a duly called motion and second, the proposal for Otis Elevator to test the elevators in both buildings for \$925.00 was reviewed and discussed.

Vote: Unanimous, to accept, per the terms of the contract.

APPROVE PAINT MEISTERS TO PAINT DOG HOUSE FOR \$420 ON EACH ROOF:

With a duly called motion and second, the proposal for Paint Meisters to paint each roof dog house for a total of \$840.00 was reviewed and discussed.

Vote: Unanimous, to accept, per the terms of the contract.

APPROVE DIAMOND EXTERIOR SOLUTIONS TO TUCKPOINT & REPAIR MASONRY FOR \$2,300:

With a duly called motion and second, the proposal for Diamond Exterior Solutions to tuckpoint and repair masonry and brick for \$2,300 was reviewed and discussed.

Vote: Unanimous, to accept, per the terms of the contract.

APPROVE A 13th MONTH ASSESSMENT DUE IN 60 DAYS:

With a duly called motion and second a 13th month assessment was reviewed and discussed.

Vote: Unanimous, to approve the 13th month assessment to be due in 60 days. Notice to be sent to all owners

BOARD DISCUSSION ITEMS:

- The Board discussed parking and towing and that the chain across the property is not to be taken down or removed under any circumstances.
- The Board discussed security and safety and not to allow strangers into the building
- The Board tabled changing locks on the doors until another time
- The Board discussed that the budget is being drafted for next year
- The Board discussed hiring a decorating firm to come up with a plan and budget for the lobby furniture and furnishings.

UNIT OWNER DISCUSSION ITEMS:

- An Owner asked if the bushes on the north side of the 545 building could be cut down
- An Owner asked if the trees on the south side could be trimmed
- An Owner asked if the dirt along the walk could be kept from washing on the sidewalk
- An Owner asked if the unit owner phone directory is available yet

ADJOURN:

With a duly called motion and second, the meeting was adjourned at 7:10 pm.

Next Meeting tentatively scheduled for 11/09/11

Respectfully submitted,

Evelyn Kimmel
Hanlin Management