

**JAMES/KILMER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 24, 2014**

A meeting of the Board of Directors of the James/Kilmer Condominium Association (the "Association"), an Illinois not-for-profit corporation, was called to be held on Tuesday, June 24, 2014, in the James House Hospitality Room, 1560 North Sandburg Terrace, Chicago, Illinois, pursuant to By-Laws.

CALL TO ORDER

Judy Barnes, President of the Association, called the meeting to order at 8:19 p.m. A quorum was present in that the following directors were present:

Judy Barnes
David Beck
Lynn Conner
Peter Cremer
Susan Geffen
Betty Latson
Barbara Mueller
Dorsey Ruley
Nancy Slattery

Also present were Thomas Kristufek, Property Manager, and Regina Gubic, Property Supervisor, of DK Condo, A Draper & Kramer Company. Barbara A. Roberts acted as Recording Secretary.

MANAGEMENT REPORT

Mr. Kristufek reported on the following:

- The retirement party for Athen White, which was very successful and cost less than the budgeted amount.
- The draft copy of proposed revisions to the Association's Rules and Regulations, with some details as to additional work and input needed. After discussion, Ms. Geffen, Ms. Slattery and unit owner Marcie Johnson agreed to form a Rules Committee.
- The roof deck furniture, recently delivered, and two leaks from the roof into two 43rd floor units, which will be repaired by Riddiford Roofing on June 26. Mr. Kristufek agreed to meet with the Chief Engineer to establish a roof deck clean-up schedule for the Maintenance staff.
- The air balancing study performed by Elara Engineering, which Management will review with Elara in order to recommend a plan of action to the Board. It was suggested that a representative from Elara present the findings in person to the Board, to which the Board agreed.
- Two proposals so far received for an emergency generator for the elevators and fire pumps. The Board agreed to the engagement of an engineering firm to draft bid specifications and oversee the bidding and installation. During discussion, Ms. Gubic stated that only a few associations in her portfolio use generators to power their buildings' elevators during a power outage.
- The chute repairs in the North Chute Room, with the replacement of eight six-foot sections of the chute to begin on June 25. One of the meeting's action items will be approval of a change order owing to larger sections of the walls on the eight floors having to be removed and replaced.

- A new elliptical exercise machine to be delivered this week. The estimates received for TV "jacks" for the seven aerobic machines are greater than the budgeted amount for repairs to the fitness equipment, and can be included in the 2015 budget. A discussion of whether it is more cost effective to own or rent equipment followed. It was agreed that Ms. Gubic would investigate whether most condominium associations rent or own their equipment.
- Competitive bids received for waste removal services. Management will make a recommendation to the Board at the July 22 Board meeting.

RECESS TO UNIT OWNERS' OPEN FORUM

The Board recessed to a Unit Owners' Open Forum at 8:40 p.m.

RECONVENE TO REGULAR SESSION

The Board reconvened to its regular session at 8:50 p.m.

APPROVAL OF MINUTES

Lynn Conner moved that the minutes of the Board of Directors meeting held on May 27, 2014, be approved as amended. After discussion, David Beck seconded the motion, and it passed unanimously.

In its discussion the Board agreed, on the advice of Management, that unit owner comments should not be included in the Board meeting minutes, and that Mr. Kristufek would note any comments requiring response by Management or the Board.

TREASURER'S REPORT

Ms. Latson stated that there was no Treasurer's Report for this meeting. She announced that the Finance Committee will meet at 6:30 p.m. on June 26 in the Hospitality Room to review the 2013 audit and the 2012 cost allocation study.

ACTION ITEMS

Approval of Change Order

Upon motion duly made by Susan Geffen and seconded by Nancy Slattery, the following resolution was made:

BE IT RESOLVED, that the Board of Directors approve Change Order #1 submitted by Stanley Decorating, Inc. on June 18, 2014, for the added scope of work to remove and replace the existing wall adjacent to the chute doors on eight floors, in the amount of \$6,240.00, to be paid from the Reserve Fund as part of the overall chute repair project. The motion passed unanimously.

Approval of Remodeling Applications

Upon motion duly made by Nancy Slattery and seconded by David Beck, the following resolution was made:

BE IT RESOLVED, that the Board of Directors approve the remodeling of units #1208 and #4111, according to the requests submitted by the unit owners that have been reviewed and found to be in compliance with the Association's rules, regulations and conditions, the work to be subject to ongoing inspection by the Association's Assistant Chief Engineer. The motion passed unanimously.

RECESS TO EXECUTIVE SESSION

The Board recessed to Executive Session at 9:09 p.m.

RECONVENE TO OPEN SESSION

The Board reconvened to Open Session at 9:20 p.m.

ACTION ITEMS (continued)

Approval of Board Representatives to Attend Pre-Trial Conference

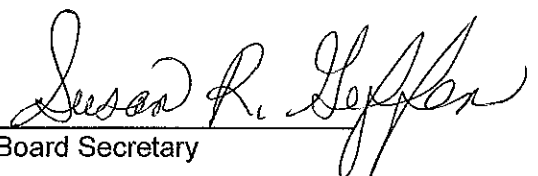
Upon motion duly made by Nancy Slattery and seconded by Lynn Conner, the following resolution was made:

BE IT RESOLVED, that the Board of Directors approve the appointment of the following Board members to represent the Association at the pre-trial conference relating to the pending lawsuit regarding unit #3202, scheduled for July 24, 2014, at 2:00 p.m.: Judith Barnes and David Beck. The motion passed unanimously.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by David Beck and seconded by Lynn Conner, the meeting was adjourned at 9:21 p.m.

Respectfully submitted,


Board Secretary