

**JAMES/KILMER CONDOMINIUM ASSOCIATION  
SPECIAL MEETING OF JAMES HOUSE UNIT OWNERS  
November 17, 2009**

A Special Meeting of James House Unit Owners of James/Kilmer Condominium Association (the "Association"), an Illinois not-for-profit corporation, was called to be held on Tuesday, November 17, 2009, in the James House Hospitality Room, 1560 North Sandburg Terrace, Chicago, Illinois, pursuant to By-Laws.

**CALL TO ORDER**

David Beck, President of the Association, called the meeting to order at 7:10 p.m.

**EXPLANATION OF THE PURPOSE OF THE MEETING**

Mr. Beck stated that on November 3, 2009, the Board of Directors voted on a direct charge to James House unit owners to pay for perimeter windows and balcony doors, that the resolution included payment options for the direct charge, and that the vote was six to two in favor of the resolution. He noted that the Board also voted in favor of a direct charge to James House unit owners for balcony and railing repairs, but that that direct charge is not the subject of tonight's James House unit owner vote. Mr. Beck stated further that the Board voted unanimously in favor of a resolution giving James House unit owners the opportunity to vote to override the Board's decision on the window and balcony door replacement project and the direct charge for it, and that this James House unit owner vote was taking place tonight. He added that such a vote is authorized under the Illinois Condominium Property Act and will be conducted in accordance with the Act. Mr. Beck stated the Board's decision will be overridden if more than 50% by percentage ownership of James House unit owners vote to do so, in which case the Board will rescind its decision.

**EXPLANATION OF THE VOTING PROCEDURE**

Mr. Beck stated that the meeting's agenda does not include a time set aside for discussion, and that approximately an hour will be allotted to the voting process. He added that audience members who are on the Finance Committee, as well as former and current Board members such as Karla Ross, Dorsey Ruley, Tom Meyers and himself, were available to answer questions one on one.

A unit owner asked how many windows need to be replaced immediately. Mr. Beck responded that while none of the windows is in danger of falling out, many are leaking air and water, and none is thermally efficient; he added that many of the balcony doors leak as well. The unit owner asked if only the leaking balcony doors could be replaced, or if there are other alternatives to replacing all of the windows and balcony doors. Mr. Beck explained that this is the reason the James House unit owner vote has been called, and that anyone who wishes to may vote against the window and balcony door replacement project and the direct charge.

**VOTING**

David Sugar, the Association's attorney, stated that anyone who has not already voted and wants to vote tonight must fill out his or her ballot completely. He also stated that owners assigned as proxies must be present or their votes will not count, and that if owners assigned their proxies to themselves and are not present tonight, their votes will not count.

The voting process commenced at 7:19 p.m.

At 8:04 p.m., Mr. Beck announced that the voting was closed, and that the meeting would proceed when Picker and Associates, who were in attendance to monitor the voting process and count the votes, were able to present a final unofficial tally.

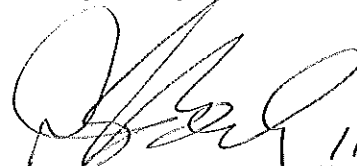
**ANNOUNCEMENT OF RESULTS OF VOTING**

At 8:42 p.m., Mr. Beck announced the unofficial results of the James House unit owner vote: 335 James House unit owners, or 65% of the total percentage ownership of James House unit owners, cast votes, and 35% of the total percentage ownership of James House unit owners voted to override the Board resolution to replace the perimeter windows and balcony doors; therefore the attempt to override the Board resolution failed. He added that the results of the vote would be verified and would be made public on the morning of November 18.

**ADJOURNMENT**

There being no further business to come before the James House unit owners, the meeting was adjourned at 8:43 p.m.

Respectfully submitted,

  
11/24/09  
David Beck, President