

**JAMES/KILMER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 8, 2010**

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 Thursday, April 8, 2010 in the James House hospitality room, 1560 N. Sandburg Terrace, Chicago, Illinois, pursuant to by-laws.

CALL TO ORDER

Duane Hickling, President of the J/K Association called the meeting to order at 7:08pm. A quorum was present in that the following directors were present:

Frances Andrews
Judy Barnes
Dave Beck
Duane Hickling
Betty Latson
Dorsey Ruley
Nancy Slattery

Tom Meyers and Dan McNamara were not in attendance.

Also present was Richard Vicens, Property Manager.

ACTION ITEMS

Approval of the window color scheme as recommended by the Window Design Subcommittee
Upon motion duly made by Judy Barnes and seconded by Dave Beck, the following resolution was made:

BE IT RESOLVED that the Board of Directors approve Color Scheme A (grey tinted windows, dark bronze window frames and panels, dark bronze railings to match the window frames and egg shell white concrete color) as recommended by the Window Design Subcommittee. Mr. Hickling requested a roll call vote, the results of which--the motion passed unanimously.

Preceding the vote, Nancy Slattery, Chair of the Window Design Subcommittee announced the results of the survey taken of the unit owners regarding the window color schemes. The survey results, with 274 units expressing a preference, are as follows:

- 146 chose Scheme A (dark bronze frames/panels with grey tinted windows)
- 63 chose Scheme B (dark bronze frames/panels with bronze tinted glass)
- 30 chose Scheme C (medium bronze frames/panels with grey tinted windows)
- 35 chose Scheme D (medium bronze frames/panels with bronze tinted windows).

The committee found that a significant majority of those responding to the survey favored grey windows under any of the scenarios and a significant majority preferred the dark bronze frames. The committee therefore was recommending Scheme A for approval by the Board.

Approval of additional operable window for studio apartments

Upon motion duly made by Dave Beck and seconded by Frances Andrews, the following resolution was made:

BE IT RESOLVED that the Board of Directors approve the installation of an additional operable window in all James House studio units. The three operable windows shall be positioned in the 2, 3 and 4 positions. Mr. Hickling requested a voice vote, the results of which--the motion passed unanimously.

Prior to the vote, Rich Vicens advised the board that the studio owners had been re-surveyed when the board decided to change the position of the additional operable windows. The results of this second survey for studios show:

- 73 studio owners responded to the re-survey
- 47 owners wanted the additional window
- 26 owners declined the option.

Authorize the Treasurer to lock electric rates beyond 2010

Upon motion duly made by Dave Beck and seconded by Frances Andrews, the following resolution was made:

BE IT RESOLVED that the treasurer be authorized to lock electric rates beyond the current contract expiration date of the end of 2010, at a rate no higher than the Association is currently paying. Mr. Hickling requested a voice vote, the results of which--the motion passed with Mr. Ruley abstaining.

Prior to the vote, Ms. Latson indicated that electric rates were at lower levels than the Association had locked for 2010. Several quotes had come in indicating that if the Association locked for two years it appeared that the rate would be lower for both years than if we locked for one year. All agreed that this was unusual. Ms. Latson agreed that more information was needed to be obtained on this issue. But if accurate, this would be good for the Association. The Board discussed the possibility of locking for one or two years. Ms. Latson agreed to obtain additional information for the Board so that it could make a reasoned decision. She agreed to poll the Board before determining the length of the lock. It was hoped that we could lock by Tuesday, April 13, 2010. Time is critical as the quoted rates are generally only valid for one day. A brief discussion was also held about natural gas. Ms. Latson indicated that it may also be a good time to extend our natural gas lock. Natural gas price is also dependent upon how much gas we use. Given the imminent installation of new windows and the likely reduction in the JK therms used of natural gas in the future, it will be necessary to recalculate the Association's future therm needs. Ms. Latson will continue to follow the natural gas issue and will come to the board when it may appear appropriate to extend the locked prices.

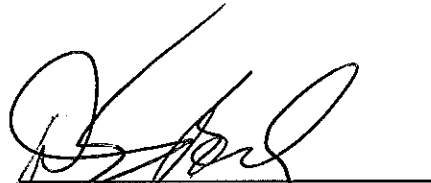
Following the action items there were several unit owner questions

One owner asked why all owners had to pay in August, 2010 if they might not get their windows for a year. Ms. Latson explained that all owners needed to pay at the same time as it was likely that the payment for the windows would be completed before the final installation of the new windows. The early payments would give the Association certain discounts. Ms. Latson also pointed out that the direct charge also included payments for the concrete project for which payments will need to be made shortly.

Another unit owner asked when the exact direct charge would be known. Ms. Latson responded that the target date was May 1st with the commitment form to a payment option going to the owners by mid May with a response due date by June 1st.

The meeting was adjourned at 8:01pm

Respectfully Submitted,



David Beck, Secretary