

Hinman House Condominium Association

Managed by
Heil, Heil, Smart & Golee, Skokie, IL 60077
847-866-7400

Minutes of the May 20, 2020 Board Meeting

Convened: 7:05 pm

Present: *Board Members:* K. Condra, L. Forman, T. Holmes, R. Mitchell, J. Rutigliano, R. Smith, H. Voeks. *From Heil & Heil:* J. Taylor.

Location: This meeting was conducted in the æther via Zoom.

Minutes: The Board approved the minutes of the February 19, 2020 Board Meeting with changes.

Treasurer's Report: The Board provisionally approved the February 29, 2020 and the March 31, 2020 Treasurer's Reports pending clarification of income in special assessments and the April 30, 2020 Treasurer's Report with changes.

The Period Ending	02/29/20
Monthly Income	\$45,755
Monthly Expenses	\$37,289
Bank Account	\$74,658
Financial Reserves	\$446,377

The Period Ending	03/31/20
Monthly Income	\$47,032
Monthly Expenses	\$42,816
Bank Account	\$96,231
Financial Reserves	\$447,488

The Period Ending	04/30/20
Monthly Income	\$45,818
Monthly Expenses	\$44,546
Bank Account	\$78,106
Financial Reserves	\$483,727

The Association is still collecting window assessment payments from unit owners on a payment plan.

Roof Replacement: Our roof was irreparably damaged in a hail storm and must be replaced. There is also water damage to many units on the upper floors. Temporary

patches have been applied to the roof and more may be required before it can be replaced. Our insurer, Travelers, has inspected the roof and gathered pictures of damage from unit owners. Alpha Adjusting is representing the Association as a public adjuster to negotiate with Travelers to secure a fair payout. Full Circle Architects is preparing bids for roofing companies.

General Subjects and Management Report: A unit owner in arrears will have to submit a petition to be put on a payment plan. The Association will seek an order of possession against a unit owner deeply in arrears.

The Board denied a request from a unit to rent the unit to a new tenant after the current tenant leaves with four months remaining on a one year lease.

The Board accepted a bid from KB Chutes for \$1,320 to clean and sanitize the garbage chute and a bid for \$450 to repair the chute .

Ratification of Email Votes: The Board ratified many votes made by email:

A unit owner is allowed to rent the unit two months shy of our two year residency requirement. The unit owner cannot return to the United States due to COVID-19 restrictions.

The Board renewed our building insurance policy with Travelers for 2020 for \$26,900. The building's coverage limit was raised to \$26,727,044.

The Board renewed our building electricity contract with Mid-America Energy for 2020.

A unit owner is allowed to continue renting a unit after an in-family change of title.

A rental tenant is allowed to have a support animal.

The Board chose Alpha Adjusting to act as a public adjuster to negotiate with Travelers about our roof replacement claim, for 10% of the amount of the payout.

The Board chose Full Circle Architects to prepare bids for our roof replacement, vet contractors and design the roof anchors for window washing equipment. Full Circle will receive \$15,000 for contract documents and \$3,500 for bids. Other construction related services will be billed on an hourly basis.

The Board engaged Lindholm Roofing for \$4,400 to put temporary patches on our roof to temporarily repair hail storm damage.

Closed Session: The Board was in closed session from 8:05 pm until 8:35 pm.

Adjourned: 9:10 pm

Recorded by:
Joe Rutigliano
Board Secretary