

Hinman House Condominium Association

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

Minutes of the April 21, 2021 Board Meeting

Convened: 7:02 pm

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

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

Minutes: The Board approved the minutes of the February 17, 2021 Board Meeting with changes.

Treasurer's Report: The Board approved the February 28, 2021 and March 31, 2021 Treasurer's Reports.

The Period Ending	2/28/21
Monthly Income	\$40,810
Monthly Expenses	\$36,282
Bank Account	\$56,010
Financial Reserves	\$648,944

The Period Ending	3/31/21
Monthly Income	\$39,778
Monthly Expenses	\$54,114
Bank Account	\$41,739
Financial Reserves	\$662,304

General Subjects and Management Report: The Board ratified a vote made by email to allow a unit owner to catch up on considerable arrearages and to seek an order of possession if the unit owner does not pay on the agreed schedule . The Board will seek an order of possession against this unit owner.

The Association filed its 2020 tax returns. No federal or state taxes are owed.

The Board ratified a vote made by email to renew our building insurance policy with Travelers for 2021 for \$30,069. The building's coverage limit was raised to \$28,907,970.

Various Projects: The Board accepted a bid from Mr. Natural for \$613 to clean hallway carpets, the lobby rug and lobby furniture. The Board accepted a bid from Mr. Natural for \$491 to clean the lobby and hallway tile and grout.

The Board voted to consider installing a second handrail in the stairwells. We are getting bids for this project.

The roof anchors are finally fully installed.

The reserve study should be finished next month.

COVID-19: The Association strongly urges residents arriving or returning from states or countries experiencing a surge in new COVID-19 to self-quarantine for 14 days. The Association also reminds residents to wear a mask properly in public areas of the building.

Closed Session: The Board was in closed session from 8:00 pm until 8:05 pm.

Adjourned: 8:25 pm

Recorded by:

Joe Rutigliano
Board Secretary