

Hinman House Condominium Association

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

Minutes of the September 15, 2021 Board Meeting

Convened: 7:05 pm

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

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

Minutes: The Board approved the minutes of the August 18, 2021 Board Meeting with changes.

Treasurer's Report: The Board approved the August 31, 2021 Treasurer's Report. The monthly expenses include a \$50,000 transfer from the special assessment to the reserve account.

The Period Ending	8/31/21
Monthly Income	\$41,655
Monthly Expenses	\$81,722
Bank Account	\$112,554
Financial Reserves	\$631,504

General Subjects and Management Report: A unit owner on a payment plan is keeping up with the payments.

The Board will look into moving some money from our reserve account to CDs or some other safe investments. It will also look into moving some money to another bank to stay below the FDIC insurance maximum.

The Board accepted a bid from Cahill Plumbing for \$5,700 to power jet the kitchen drain stacks from the eighth floor to the basement horizontals. After the drains are jetted the Building Engineer will treat the kitchen drains with enzymatic drain cleaner. The cleaner must be applied in the evening so that the drains can remain unused for eight hours. To insure this, the water to the kitchen risers will be shut off overnight.

The Association will pay for remediation efforts for a unit with water damage from a backed up drain but not for repairs to the unit. Such remediation efforts are mandated to insure the integrity of the building.

The Board will research the purchase of a dehumidifier to help dry units with water damage.

The air conditioner in a unit is leaking water down the outside of the building, leaving deposits on the windows of lower units and the side of the building. Contractors will be

brought in to modify the AC unit so its water runoff is channeled away from the masonry below the AC unit, and the runoff stains on windows of apartments below will be removed with a special acid cleaning.

2022 Budget and Various Projects: The Board appointed a committee to prepare the 2022 budget and to prioritize projects listed in the reserve study. After the committee meets the Board President will prepare an executive summary of the reserve study for unit owners.

COVID-19: The Association reminds residents that everyone, vaccinated or not, must wear a mask in common areas of the building.

Adjourned: 8:15 pm

Recorded by:

Joe Rutigliano
Board Secretary