

Hinman House Condominium Association

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

Minutes of the October 20, 2021 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 September 15, 2021 Board Meeting with changes.

Treasurer's Report: The Board approved the September 30, 2021 Treasurer's Report.

The Period Ending	9/30/21
Monthly Income	\$44,474
Monthly Expenses	\$59,029
Bank Account	\$66,920
Financial Reserves	\$752,503

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

The Board is continuing to look into moving some money from our reserve account to CDs or some other safe investments. It will look into consulting with a financial adviser. It will also examine the Illinois Condominium Act to see what limits it sets.

The Board discussed a proposed change to our Rules and Regulations clarifying our rules restricting the use of units for business purposes and prohibiting the use of units for commercial transient hotel purposes. This change will be discussed further at the November meeting.

The Association will reimburse a unit owner for cleaning a clogged drain where the clog was in a common pipe. Our building-wide drain cleaning efforts should help prevent such clogs in the future.

The Board accepted a proposal from Elliott and Associates to appeal our real estate tax assessment for 2022-2024 for a 7.5% contingency fee.

The Board accepted a bid from The Shade Store for \$2,455.82 for replacement blinds for the windows in the Building Engineer's unit. The current blinds are over 20 years old.

The Board ratified a vote made by email to allow a unit to be purchased where the title

holder will not occupy the unit. The occupant of the unit is the title holder's elderly sister. The Board has agreed that, although she is not a title holder, her occupancy of the unit for a minimum of 24 consecutive months will satisfy the requirements of HHCA Rules that a title holder must occupy the unit personally for that minimum period before the owner can rent the unit.

The Board ratified a vote made by email to allow a unit owner to rent out a unit for less than a year. The former tenant had not resided in the unit for 12 months when he had to move out because of a job relocation. The new tenant was allowed to lease for the remaining ten months of the original tenant's lease term. The owners requested this accommodation so they would be able to enter a new lease in September 2022, at the start of the Northwestern University school year, when it is easier to find new tenants for rental units.

2022 Budget: The Board approved a 2022 budget proposal. There will be no increase in assessments. Three capital projects are planned for the year: building-wide internet service will commence, a new trash chute will be installed and exterior areas of the building will be repainted. The budget will be sent to unit owners for comment. The Board will adopt the budget at the November meeting.

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

Closed Session: The Board was in closed session from 9:00 pm until 9:15 pm.

Violations: The Board fined a unit owner \$250 and will require the unit owner to pay all necessary fees for an unauthorized move-in by the unit owner's tenant.

Adjourned: 9:30 pm

Recorded by:

Joe Rutigliano
Board Secretary