

Hinman House Condominium Association

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

Minutes of the November 17, 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 October 20, 2021 Board Meeting with changes.

Treasurer's Report: The Board approved the October 31, 2021 Treasurer's Report.

The Period Ending	10/31/21
Monthly Income	\$39,710
Monthly Expenses	\$35,266
Bank Account	\$70,751
Financial Reserves	\$765,856

General Subjects and Management Report: A unit owner on a payment plan has stopped keeping up with the payments. The Association will seek an order of possession against the unit owner.

The Board is researching the transfer of some money from our reserve accounts to several laddered CDs at several banks.

The Board approved revisions 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. The revisions will be sent to unit owners for comment. The revisions will be adopted at the next meeting.

The Board accepted a bid from Artis Painting for \$970 to repair water damage of unknown origin to the walls and ceilings of a unit.

The Association is attempting to get Comcast to properly maintain their cable wiring conduits and junctions on the outside of the building.

Installation of building-wide internet access will begin this month.

The Board will resume building-wide canine bed bug inspections in the first half of 2022.

2022 Budget: The Board adopted the 2022 budget that was approved at the October

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 7:50 pm until 8:10 pm and from 8:25 pm until 9:20 pm.

Violations: The Board will send a letter of reprimand to a unit owner for moving some large items through the front doors. The Board fined a unit owner \$400 for an unscheduled move and failure to file lease documents. The unit owner will also have to pay the \$300 move in/out fee.

Adjourned: 9:25 pm

Recorded by:

Joe Rutigliano
Board Secretary