

# Hinman House Condominium Association

Managed by:

Heil, Heil, Smart & Golee, Skokie, IL 60077

847-866-7400

## Minutes of the January 19, 2022 Annual Owners Meeting

**Convened:** 7:04 pm

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

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

**Quorum:** Sufficient HHCA owners were present to constitute a quorum for the Annual Meeting: 31.17% of unit ownership either by presence or proxy was established.

**Elections:** The following people were elected to serve on the Condominium Board in 2022: Kurt Condra, Linda Forman, Tiffini Holmes, Rimma Mitchell, Joe Rutigliano, Remy Smith and Howard Voeks.

The 2022 Board elected Howard Voeks as Board President, Remy Smith as Treasurer and Joe Rutigliano as Secretary.

**Review of 2021:** The Association finished 2021 with \$792,577 in the reserve fund and \$83,649 in the operating account. Income was \$488,650 which was approximately 3% above budget. The excess income was largely due to the collection of unbudgeted fees. Operating expenses were \$524,313 which was 11% over budget. The expense over budget was largely from unbudgeted work done on the roof replacement project carried over from 2020. Expense over budget excluding the roof work was \$3,331 (0.7%).

There were several capital projects completed in 2021. The roof replacement was completed and roof anchors were installed (\$47,557). Building wide internet was installed (\$46,240; \$37,440 repeating annual fee and \$8,800 one time charge for routers). This project will be paid in 2022. An engineering study was performed.

The major issues on the Board's agenda in 2021 included: drain blockages; rules changes regarding drain rodding reimbursement, "UPS" moves and other furnished move issues, operating a business from a unit and using a unit for short term renting such as AirBnb; reserve study; building WiFi; Real estate tax assessment appeal; health insurance for the building engineer; rules violations and action regarding one unit owner's failure to pay assessments.

**Preview of 2022:** Monthly assessments remain the same. The Association has a budget of \$477,804 for the year. The Association anticipates reserves at the end of 2022 will be approximately \$859,437. This is approximately 180% of our annual budget which is well above recommendations (approx. 30% to 35%) for condo reserves.

The following capital projects planned for the year are interior and exterior painting; building wide internet (paid this year) and replacement of the trash chute.

**Longer Term Plans:** Based on the Engineering/Reserve Study completed in 2021 there are several capital projects planned for the next few years. These include tuckpointing of exterior masonry and replacement of the parking garage floor and entrance ramp with the installation of a heated drive on the entrance ramp.

The engineering study provided a plan for installing an elevator from the parking garage. A rough estimate of its cost would be in the \$200,000 range. The Board decided not to proceed with the project due to its cost. The Board is looking into the installation of charging stations for electric vehicles. This project would not begin until 2023 or 2024 at the earliest and would require approval from at least two-thirds of unit owners.

**Unit Owner Comments:** Several unit owners would like the Association to install an elevator to the garage. The Board will re-examine this project in the coming year if there is significant interest among unit owners. Several unit owners expressed enthusiasm for the installation of charging stations.

Several unit owners praised the Building Engineer, Leo Jones, for all the work he does maintaining the building. The Board agrees with these unit owners.

**Adjourned:** 8:20 pm

Recorded by:  
Joe Rutigliano  
Board Secretary