

# Hinman House Condominium Association

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

## Minutes of the March 16, 2022 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.  
*Owner:* M. Marks.

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

**Minutes:** The Board approved the minutes of the December 15, 2021 Board Meeting with changes and the minutes of the January 19, 2022 Annual Meeting with changes.

**Treasurer's Report:** The Board approved the December 31, 2021, January 31, 2022 and February 28, 2022 Treasurer's Reports.

The Period Ending	12/31/21
Monthly Income	\$41,680
Monthly Expenses	\$34,020
Bank Account	\$83,649
Financial Reserves	\$792,577

The Period Ending	01/31/22
Monthly Income	\$40,097
Monthly Expenses	\$64,151
Bank Account	\$63,672
Financial Reserves	\$805,439

The Period Ending	02/28/22
Monthly Income	\$38,834
Monthly Expenses	\$53,976
Bank Account	\$31,802
Financial Reserves	\$818,292

**General Subjects and Management Report:** The Association was granted an order of possession for a unit whose owner is in arrears on assessments. We are waiting for enforcement by the Sheriff's Office.

Elliott and Associates filed a tax appeal for our 2021 assessment. The Assessor's Office

did not reduce our assessment. Elliott and Associates are filing an appeal with the Board of Review.

The Board is looking into a subsidy for the purchase of health insurance for the Building Engineer.

The Board voted to renew our cyber-insurance for 2022 with a more comprehensive Widespread Event Coverage with 100% coverage for ransomware attacks for \$119.

The Board ratified a vote made by email to allow a unit owner to enter into a new lease one month earlier than the usual 12 month lease term.

**Various Projects:** The Board ratified a vote made by email to accept a bid from Essence Painting for \$2,530 for hallway touch up work.

The Board accepted a bid from Cahill Plumbing for \$5,760 for preventative sewer rodding of the kitchen sink lines of all 11 second floor units.

Installation of building-wide internet is complete.

**COVID-19:** The Association reminds residents that, while masks are no longer required, they are recommended in common areas of the building.

**Closed Session:** The Board was in closed session from 8:20 pm until 8:35 pm.

**Adjourned:** 8:40 pm

Recorded by:

Joe Rutigliano  
Board Secretary