

Hinman House Condominium Association

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

Minutes of the April 20, 2022 Board Meeting

Convened: 7:05 pm

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

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

Minutes: The Board approved the minutes of the March 16, 2022 Board Meeting with changes.

Treasurer's Report: The Board approved the March 31, 2022 Treasurer's Report.

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| The Period Ending | 03/31/22 |
| Monthly Income | \$39,130 |
| Monthly Expenses | \$47,737 |
| Bank Account | \$34,193 |
| Financial Reserves | \$818,396 |

General Subjects and Management Report: The Association took possession of a unit whose owner was in arrears on assessments. The unit is being prepared for rental by the Association.

Cahill Plumbing completed rodding of the kitchen sink lines of all 11 second floor units.

The Board ratified a vote made by email to renew our building insurance with Travelers Insurance for 2022 for \$31,928.

The Board approved a proposal from a unit owner for electrical work in a unit.

The Board ratified a vote made by email to skip a building-wide canine bed bug inspection. Exterminators manually inspected a unit that had recurring bed bug infestations several years ago and now is on periodic examinations to ensure no further recurrence. The exterminators found no bed bugs on this reexamination.

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 8:05 pm until 8:50 pm.

Violations: A unit owner who had a contractor in a unit after hours and on a Sunday will

be sent a letter of reprimand.

A unit owner was found not to have unauthorized occupants in a unit. The unit owner and a resident clarified the circumstances of what appeared to be a violation. The Board will allow a substitution of tenants on the lease.

A unit owner with an air conditioning unit without an outside covering will be instructed to bring the unit into compliance with building standards.

Adjourned: 9:15 pm

Recorded by:

Joe Rutigliano
Board Secretary