

# Hinman House Condominium Association

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

## Minutes of the June 15, 2022 Board Meeting

**Convened:** 7:05 pm

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

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

**Minutes:** The Board approved the minutes of the April 20, 2022 Board Meeting with changes.

**Treasurer's Report:** The Board approved the April 30, 2022 Treasurer's Report and the May 31, 2022 Treasurer's Report.

The Period Ending	04/30/22
Monthly Income	\$39,130
Monthly Expenses	\$39,811
Bank Account	\$27,826
Financial Reserves	\$831,252

The Period Ending	05/31/22
Monthly Income	\$39,405
Monthly Expenses	\$48,491
Bank Account	\$28,438
Financial Reserves	\$831,359

**General Subjects and Management Report:** The Board voted to lease a unit the Association took possession of to two tenants for \$1,900 per month. HHCA has court-ordered possession of the unit to recover unpaid assessments from the delinquent unit owner. The lease runs from July 1, 2022 to June 30, 2023. The Board ratified a vote made by email to buy a dishwasher for \$653 for this unit. This will be charged back to the unit owner.

Our tax attorneys were not successful in reducing our 2021 assessments with the Board of Review. The assessments are still in the appeal stage and we are investigating what further appeal options to pursue.

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

The Board ratified a vote made by email to approve a proposal from a unit owner for

bathroom and kitchen work in a unit.

The Board is researching how to accommodate a resident who cannot hear the fire alarm due to hearing impairment.

The Board is doing further research into options for the purchase of health insurance for the building engineer.

**Building Maintenance:** The Board accepted a bid from ARK Porcelain Refinishing for \$620 to refinish the bathtub in the Building Engineer's unit.

The Board accepted a bid from Mr. Natural Services for \$1,103 to clean and scotch-guard the hallway carpets, clean the lobby sofa and two chairs and clean and grout the tile.

The Board accepted a bid from Corporate Cleaning for \$2,320 to clean the windows.

The Board accepted a bid from Central Building and Preservation for \$5,455 for window sealant and weatherstripping repairs for three units and to replace the air-conditioning sleeve in one unit. This will be charged back to the owner of the unit with the defective air-conditioning sleeve.

The Board accepted a bid from Kashian Brothers for \$1,400 to power wash the garage floor.

**Capital Projects:** The Board accepted a bid from KB Chutes for \$3,650 to replace our garbage chute, hopper box and hopper box door. We will have to get a bid from a masonry firm to to repair the wall that must be opened to replace the hopper.

**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 9:20 pm until 9:25 pm.

**Violations:** The Board decided not to penalize a unit owner for the owner's tenant putting un-bagged trash in the garbage chute. The Board reminds residents that all trash should be bagged before it is put in the garbage chute.

**Adjourned:** 9:30 pm

Recorded by:

Joe Rutigliano  
Board Secretary