

Hinman House Condominium Association

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

Minutes of the August 17, 2022 Board Meeting

Convened: 7:04 pm

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

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

Minutes: The Board approved the minutes of the June 15, 2022 Board Meeting with changes.

Treasurer's Report: The Board approved the June 30, 2022 Treasurer's Report and the July 31, 2022 Treasurer's Report.

The Period Ending	06/30/22
Monthly Income	\$40,260
Monthly Expenses	\$30,739
Bank Account	\$22,086
Financial Reserves	\$856,978

The Period Ending	07/31/22
Monthly Income	\$43,464
Monthly Expenses	\$40,927
Bank Account	\$22,959
Financial Reserves	\$866,224

General Subjects and Management Report: The Board will instruct our tax attorneys, Elliott and Associates to hire an appraiser for \$4,500 to determine the value of our building as part of our 2022-23 tax appeal.

The Board accepted a bid from AT&T for \$35 per month for cell phone service for the Building Engineer and authorizes him to buy a cell phone for up to \$400 for which he will be reimbursed. We will be canceling the land-line in the Building Engineer's office.

Building Maintenance: The Board ratified a vote made by email to accept a bid from Cahill Plumbing for \$5,860 for drain rodding.

The Board accepted a bid from American Anchor for \$1000 per year for a five year contract to inspect our roof anchors as required by OSHA.

Capital Projects: The kitchen in the Building Engineer's unit has not had new water supply lines installed as the rest of the building has. The Board voted to have Cahill plumbing make an estimate of the cost of the project. This project will be scheduled for 2023.

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

Adjourned: 8:45 pm

Recorded by:

Joe Rutigliano
Board Secretary