

# Hinman House Condominium Association

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

## Minutes of the November 16, 2022 Board Meeting

**Convened:** 7:05 pm

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

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

**Minutes:** The Board approved the minutes of the October 19, 2022 Board Meeting.

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

The Period Ending	10/31/22
Monthly Income	\$41,040
Monthly Expenses	\$50,100
Bank Account	\$27,784
Financial Reserves	\$892,912

**General Subjects and Management Report:** The Association will close the Special Assessment account and put that money plus additional money from the Byline Bank reserve account totaling \$250,000 in a Byline Bank 11 month CD that pays 3.5%.

The Board ratified a vote made by email approving a one year contract with Vanguard Energy for natural gas at \$0.642 per therm for fixed volumes of gas per month.

The Board approved a unit owner's plan for a bathroom renovation.

The Board reminds unit owners who are renting their units that they must send lease extensions to the Association when a lease is renewed for an existing tenant.

**Building Upkeep:** The Board accepted a new bid from Apelian Carpet for \$3,940 for new carpeting for the elevators, the first floor stairway landings and the rear vestibule. The carpet that had been chosen for the rear vestibule and stairwell landings in the previous bid is not durable enough for high traffic areas. The old bid is voided.

The Board is researching a change from hardwired, land-line telephone service to digital service that connects to the Internet ("voice over Internet protocol—VoIP"). The digital system will serve the office phone, fire and security phones, and the elevator phones, and will include cellular backup for the Internet connection as well as 12-hour battery backup in case of electrical outages. The price of the current copper phone lines is about to increase significantly and the new system will be much less expensive. The Board is also researching security companies to monitor our emergency phone calls and security

cameras.

While replacing pipes in the Building Engineer's unit, Cahill Plumbing found additional old galvanized steel pipes that connect to the 01 tier. The Board accepted a bid for \$1,920 from Cahill to determine the extent of the piping that needs to be replaced.

On several occasions we have found people sleeping in our outer lobby overnight. The Board is getting bids to install electronic locks on timers for the outer lobby doors. Residents will have to use their key fobs to enter the outer lobby overnight.

**2023 Budget and Capital Projects:** The Board approved a 2023 budget proposal. There will be no increase in assessments. Two capital projects are planned for the year. The garage floor and the ramp leading to it will be replaced and a new floor will be installed in the outer lobby. The budget will be sent to unit owners for comment. The Board will adopt the budget at the December meeting.

**Closed Session:** The Board was in closed session from 8:05 pm until 8:25 pm.

**Adjourned:** 9:20 pm

Recorded by:

Joe Rutigliano  
Board Secretary