

Hinman House Condominium Association

Managed by
NS Management, Skokie, IL 60077
847-998-0404

Minutes of the September 17, 2025 Board Meeting

Convened: 7:03 pm

Present: *Board Members:* K. Condra, L. Forman, M. Friedman, T. Holmes, J. Rutigliano, R. Smith, H. Voeks. *From NS Management:* J. Taylor. *Unit Owners, Residents and other Participants:* M. Stefanovich.

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

Minutes: The Board approved the minutes of the July 16, 2025 Board Meeting with changes.

Treasurer's Reports: The Board approved the Treasurer's Reports for June 30, 2025, July 31, 2025 and August 31, 2025 with changes.

The Period Ending	06/30/25
Monthly Income	\$40,339
Monthly Expenses	\$35,064
Bank Account	\$30,038
Financial Reserves	\$572,229

The Period Ending	07/31/25
Monthly Income	\$40,959
Monthly Expenses	\$42,155
Bank Account	\$29,606
Financial Reserves	\$526,962

The Period Ending	08/31/25
Monthly Income	\$46,084
Monthly Expenses	\$31,241
Bank Account	\$40,991
Financial Reserves	\$539,745

General Subjects and Management Report: The Board ratified a vote made by email to roll over a maturing Evanston Community Bank CD worth \$243,852 into a new 8-month CD at 3.784% APR.

The Board ratified a vote made by email to allow a unit owner who is

minimally short of the 24 month residency requirement to rent the unit. The Board approved a request by a unit owner to install new flooring with appropriate sound deadening underlayment.

The Welcome Committee will meet with one new unit owner and several new rental tenants.

A Budget Committee will convene next month to begin 2026 budget planning.

All current board members will stand for re-election in 2026.

Building Infrastructure: The Board ratified a vote made by email to accept a bid for \$11,348 from Hayes Mechanical to replace three gate valves for the boiler.

The tuckpointing project is paid off. The last payment was in July.

The eleven tier kitchen drain line will be rodded quarterly.

Findings: The Board will send a warning letter to a unit owner who performed loud remodeling work after hours.

Closed Session: The Board was in closed session from 8:20 pm until 8:45 pm.

Adjourned: 8:45 pm

Recorded by:

Joe Rutigliano
HHCA Secretary