

# Hinman House Condominium Association

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

## Minutes of the February 18, 2026 Board Meeting

**Convened:** 7:02 pm

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

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

**Minutes:** The Board approved the minutes of the November 19, 2025 Board Meeting with changes and the January 21, 2026 Annual Meeting with changes.

**Treasurer's Reports:** The Board approved the Treasurer's Reports for November 30, 2025, December 31, 2025 with changes and January 31, 2026.

The Period Ending	11/30/25
Monthly Income	\$44,104
Monthly Expenses	\$33,109
Bank Account	\$34,479
Financial Reserves	\$562,889

The Period Ending	12/31/25
Monthly Income	\$49,460
Monthly Expenses	\$39,233
Bank Account	\$37,751
Financial Reserves	\$583,363

The Period Ending	1/31/26
Monthly Income	\$45,479
Monthly Expenses	\$54,257
Bank Account	\$26,275
Financial Reserves	\$590,726

**General Subjects and Management Report:** On the advice of Elliott & Associates, the Board voted to accept a settlement offer on our tax relief

case for a refund of \$18,129.

Our property management firm, NS Management, has begun using a new system that automatically notifies unit owners who miss a monthly assessment payment that they are subject to collection action.

There was a homeless person in the outer lobby recently, the first in several months. Nearby buildings are not having ongoing issues of this nature either. Plans for locks on the outer lobby doors are in abeyance.

A rental tenant slipped and fell on the ramp by the south rear door. There was no ice on the ramp nor was there any other problem with the ramp. The tenant states they will not file a claim against HHCA for injuries.

The Board accepted a bid for \$426 from Davey Tree for care of the trees on the property.

The Board accepted a bid for \$2,775 from Corporate Cleaning for one window washing this year. Window washing is tentatively scheduled for July.

Our pest extermination service has installed rat poison boxes at locations around the outside of the building. A unit owner requested that one of these boxes be relocated from near their parking space on the rear deck. We will ask the exterminator to find a different location.

**Building Infrastructure:** The building's roof anchors passed their mandatory yearly safety inspection.

The Board approved a unit owner's request to make electrical upgrades to the unit.

The Board accepted a bid for \$248 from Topline to install a new light fixture in unit 101. The bill will be charged to the unit owner whose leaking dishwasher destroyed the light fixture. The unit owner will also be charged for the new light fixture.

The Board accepted a bid for \$1,197 from M&R Electronics to replace the LCD panel for the north rear entrance intercom.

The Board discussed a bid from Premistar for a new garage fan hood & fan assembly with an automatic carbon monoxide detector. The Board will get bids from other vendors for comparison.

**Findings:** Two units owners will evenly split the cost of clearing a blockage and installing a new clean out in a shared kitchen drain pipe between their units.

**Closed Session:** The Board was in closed session from 8:15 pm until 9:00 pm.

**Adjourned:** 9:05 pm

Recorded by:

Joe Rutigliano  
HHCA Secretary