

Hinman House Condominium Association

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

Minutes of the October 15, 2025 Board Meeting

Convened: 7:04 pm

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

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

Minutes: The Board approved the minutes of the September 17, 2025 Board Meeting with changes.

General Subjects and Management Report: The Board ratified a vote made by email to roll over a maturing Wintrust/Evanston Community Bank CD worth \$62,068 into a new 10-month CD at 3.65% APR.

The Board ratified a vote made by email to allow a unit owner to install a new bathtub in the unit.

The Association will pay for the repair of water damage to the ceiling of a unit that was caused by the hail-induced roof leak of several years ago. The unit owner will pay for repainting the ceiling.

On advice of our accountants, the Board approved a resolution stating that excess membership income over membership expenses for the year ended December 31, 2024 shall be applied against the subsequent tax year member assessments as provided by IRS Reserve Ruling 70-604. This has always been our policy.

On the recommendation of the Evanston Police Department the Board voted to post no-trespassing signs on the outer doors.

Building Infrastructure: Illinois Pump performed preventative maintenance on our booster pumps. They recommended a rebuild of one of the pumps. We got a second opinion from R. Carrozza Plumbing. They said no rebuild was necessary. The Building Engineer concurred. The Board decided not to have the pump rebuilt. Should a pump fail, the other pump will be sufficient until the failed pump was fixed.

2026 Budget: The Board approved the 2026 budget prepared by the Budget Committee. There will be a 5.5% increase in assessments in 2026. Only one capital project has been budgeted for the year: locks for the outer lobby doors. This project may not be carried out. In 2026 the Association will be building reserves for some larger projects tentatively scheduled for the

following years.

The budget will be mailed to unit owners for comment and will be scheduled for adoption at the November Board Meeting.

Adjourned: 9:10 pm

Recorded by:

Joe Rutigliano
HHCA Secretary