

# Hinman House Condominium Association

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

## Minutes of the November 20, 2019 Board Meeting

**Convened:** 7:05 pm

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

**Minutes:** The Board approved the minutes of the September 19, 2019 Board Meeting with changes.

**Treasurer's Report:** The Board approved the September 30, 2019 Treasurer's Report and the October 31, 2019 Treasurer's Report.

The Period Ending	09/30/19
Monthly Income	\$48,235
Monthly Expenses	\$35,564
Bank Account	\$76,234
Financial Reserves	\$318,138

The Period Ending	10/31/19
Monthly Income	\$46,340
Monthly Expenses	\$35,741
Bank Account	\$86,548
Financial Reserves	\$338,849

The Association is still collecting window assessment payments from unit owners on a payment plan.

**General Subjects and Management Report:** The Board voted to switch to ClickPay with US Bank for assessment payments.

The Association's 2019 Cook County tax assessment review was denied. The Board voted to accept HHCA's tax attorneys' advice not to appeal the denial.

The Board decided to postpone the installation of insulated access panels to protect pipes from freezing. Last winter's pipe freeze was likely triggered by the riser replacement project coinciding with the polar vortex. We will continue to monitor the situation.

The Board voted to buy a bench for \$1120 to install in front of the building.

The Board accepted a bid from Davey Tree for \$450 to trim the pear trees in front of the building.

Mister Natural will clean the carpets in the hallways. Essence Painting and Restoration will do touch-ups in the lobbies and hallways.

The Board approved a remodeling proposal from a unit owner.

**2020 Budget:** The Board adopted the 2020 budget that was approved by email vote in October. The Board also ratified the approval.

**Bed Bugs and Other Arthropods:** A unit with recurring bedbug infestations was manually inspected. No bed bugs were found. A building-wide canine bed bug inspection will be conducted in January.

There have been a large number of moths in the building. The Board will arrange for International Exterminator to check for nests and perform appropriate remedial action.

**Closed Session:** The Board was in closed session from 8:00 pm to 8:25 pm.

**Adjourned:** 8:30 pm

Recorded by:  
Joe Rutigliano  
Board Secretary