

Hinman House Condominium Association

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

Minutes of the July 15, 2020 Board Meeting

Convened: 7:02 pm

Present: *Board Members:* K. Condra, R. Mitchell, J. Rutigliano, R. Smith, H. Voeks.
Absent: L. Forman, T. Holmes. *Unit Owners:* S. Johnson, A. Lee.
From Heil & Heil: J. Taylor.

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

Minutes: The Board approved the minutes of the June 17, 2020 Board Meeting.

Treasurer's Report: The Board approved the June 30, 2020 Treasurer's Report.

The Period Ending	06/30/20
Monthly Income	\$47,473
Monthly Expenses	\$48,679
Bank Account	\$83,231
Financial Reserves	\$529,064

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

General Subjects and Management Report: The Association is seeking an order of possession against a unit owner deeply in arrears on assessments. The unit owner requested a payment plan to pay off the arrearages but immediately defaulted on the plan without any further communication with the Board.

The Board ratified a vote made by email to allow a unit owner to have a tenant move in prior to the end of the previous 12 month lease.

A unit owner who had a kitchen drain power rodded claims the blockage was in a main stack and wants the Association to pay for part of the rodding. The Board is examining the unit owner's claim.

Roof Replacement: Alpha Adjusting is working with our insurance company, Travelers, to come to a settlement. Full Circle Architects held a pre-bid meeting with contractors about the contract requirements.

COVID-19: The Association strongly urges residents arriving or returning from states or countries experiencing a surge in new COVID-19 to self-quarantine for 14 days.

Closed Session: The Board was in closed session from 8:00 pm until 8:20 pm.

Adjourned: 8:25 pm

Recorded by:
Joe Rutigliano
Board Secretary