

Hinman House Condominium Association

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

Minutes of the October 21, 2020 Board Meeting

Convened: 7:05 pm

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

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

Minutes: The Board approved the minutes of the September 16, 2020 Board Meeting with changes.

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

The Period Ending	09/30/20
Monthly Income	\$46,250
Monthly Expenses	\$39,462
Bank Account	\$258,990
Financial Reserves	\$583,548

General Subjects and Management Report: The Board will seek an Order of Possession against a unit owner deeply in arrears on assessments. The unit owner has not lived up to several agreements to pay the assessments over time.

Several unit owners will be reimbursed for the costs of rodding kitchen sink drains. The blockages were well into common area pipes. The Board will have our main drain pipe inspected and cleared if necessary.

Various Projects: The Board accepted a bid from Essence Painting for \$4,050 to install new handrails in the stairwells.

The Board accepted a bid from Arti's Painting for \$12,000 to repair water damage to units caused by the roof leak.

The Board accepted a bid from Zera Construction for \$9,730 to repair damage to the parking deck waterproof membrane.

The Board accepted a bid from Pinel Andrews for \$580 to repair the footing of one of the columns at the front entrance.

Roof Replacement: The roof replacement project is finished. Roof anchor installation is in progress.

2021 Budget: The Board approved a 2021 budget proposal. There will be a 10% decrease in assessments. The budget will be sent to unit owners for comment. The Board will adopt the budget at the November meeting.

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. The Association also reminds residents to wear a mask properly in public areas of the building.

Closed Session: The Board was in closed session from 8:12 pm until 8:40 pm.

Violations: The Board will send a warning letter to a a unit owner whose tenants had a loud party.

Adjourned: 9:45 pm

Recorded by:
Joe Rutigliano
Board Secretary