

Hinman House Condominium Association

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

Minutes of the February 17, 2021 Board Meeting

Convened: 7:08 pm

Present: *Board Members:* K. Condra, L. Forman, T. Holmes, R. Mitchell, J. Rutigliano, R. Smith, H. Voeks. *Unit Owner:* M. Cooney.
From Heil & Heil: J. Taylor.

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

Minutes: The Board approved the minutes of the January 20, 2021 Annual Meeting with changes.

Treasurer's Report: The Board approved the October 31, November 30, December 31 2020 & January 31, 2021 Treasurer's Reports.

| | |
|--------------------|-----------|
| The Period Ending | 10/31/20 |
| Monthly Income | \$43,089 |
| Monthly Expenses | \$43,057 |
| Bank Account | \$258,107 |
| Financial Reserves | \$601,714 |

| | |
|--------------------|-----------|
| The Period Ending | 11/30/20 |
| Monthly Income | \$42,919 |
| Monthly Expenses | \$47,874 |
| Bank Account | \$97,284 |
| Financial Reserves | \$775,202 |

| | |
|--------------------|-----------|
| The Period Ending | 12/31/20 |
| Monthly Income | \$46,441 |
| Monthly Expenses | \$47,459 |
| Bank Account | \$84,902 |
| Financial Reserves | \$622,260 |

| | |
|-------------------|----------|
| The Period Ending | 01/31/21 |
| Monthly Income | \$39,867 |
| Monthly Expenses | \$58,073 |

| | |
|--------------------|-----------|
| Bank Account | \$53,060 |
| Financial Reserves | \$635,603 |

General Subjects and Management Report: 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 look into more frequent and extensive power rodding of common area pipe.

Various Projects: The Board selected Spanish Oak stain for the new handrails in the stairwells. Thankfully, fisticuffs were avoided during the debate. The reserve study will be starting soon. The Board President is preparing an information package for unit owners about installing building-wide high speed internet access.

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 8:30 pm until 8:50 pm.

Adjourned: 9:02 pm

Recorded by:

Joe Rutigliano
Board Secretary