

# Hinman House Condominium Association

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

## Minutes of the June 23, 2021 Board Meeting

**Convened:** 7:02 pm

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

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

**Minutes:** The Board approved the minutes of the May 19, 2021 Board Meeting with changes.

**Treasurer's Report:** The Board approved the May 31, 2021 Treasurer's Report.

The Period Ending	5/31/21
Monthly Income	\$38,965
Monthly Expenses	\$36,500
Bank Account	\$48,359
Financial Reserves	\$641,434

**General Subjects and Management Report:** The Board adopted a change to our Rules and Regulations regarding reimbursement for drain rodding. The Board discussed clarifying our rules for a move into a putatively furnished unit that later requires many pieces of furniture to be delivered to the lobby. The Board will send a letter to a unit owner in arrears on a payment plan telling the owner to catch up on payments or we will proceed with foreclosure plans.

**Various Projects:** Cahill Plumbing recommended against rodding all our drains from the top floor down. They recommended using an enzymatic drain cleaner in all the drain stacks in the units on the eighth floor. The Building Engineer will carry this out.

The Board accepted a bid from Kashian Brothers for \$1,400 to power wash the garage floor. The Board accepted a bid from Corporate Cleaning for \$2,250 to wash our windows.

The Board discussed the Useful Life Report from Full Circle Architects, which evaluates the condition of our building and its various systems. There is nothing in need of urgent action. We will request some clarifications from them. The Board authorized them to make a reserve study/budget from the report.

**COVID-19:** The Association reminds residents that we still require people to wear a mask properly in public areas of the building. The Board President is drafting a letter to unit owners explaining our new mask policy.

**Closed Session:** The Board was in closed session from 8:30 pm until 9:10 pm.

**Violations:** The Board fined a unit owner \$100 and will require the unit owner to pay the \$300 move-out fee for an unauthorized move-out by the unit owner's tenant.

The Board will require a unit owner to get an air cleaner with a HEPA filter to reduce cooking odors from the unit that are permeating adjacent units.

**Adjourned:** 9:20 pm

Recorded by:

Joe Rutigliano  
Board Secretary