

Hinman House Condominium Association

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

Minutes of the August 18, 2021 Board Meeting

Convened: 7:05 pm

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

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

Minutes: The Board approved the minutes of the June 23, 2021 Board Meeting with changes.

Treasurer's Report: The Board approved the June 30, 2021 Treasurer's Report and the July 31, 2021 Treasurer's Report.

The Period Ending	6/30/21
Monthly Income	\$40,390
Monthly Expenses	\$37,158
Bank Account	\$56,541
Financial Reserves	\$654,793

The Period Ending	7/31/21
Monthly Income	\$39,190
Monthly Expenses	\$42,959
Bank Account	\$52,502
Financial Reserves	\$668,144

General Subjects and Management Report: A unit owner on a payment plan is keeping up with the payments.

The Board will get lease renewals from some unit owners who have failed to provide them. The Board reminds unit owners who are renting out their units that they are obliged to provide up to date leases to the Association

The Building Engineer will co-ordinate with residents to treat their kitchen drains with enzymatic drain cleaner. The cleaner must be applied in the evening so that the drains can remain unused for eight hours.

The Board approved a request from a unit owner to install a dishwasher, a garbage disposal and a new electrical panel.

There was a leak in a bathroom in the 01 tier that damaged the Building Engineer's apartment, unit 101. HHCA rules call for the unit where the leak occurred to pay for repairs to affected units. This obligation is on the unit owner regardless of whether the unit owner's insurance company agrees to pay for the damage.

Various Projects: The Board discussed the reserve study from Full Circle Architects. The Association is in very good financial condition and should be able to carry out all necessary maintenance without special assessments. After a final clarification, the Board will approve the study and the Board President will prepare an executive summary of the engineering and reserve studies for unit owners.

Everywhere Wireless will begin installation of building internet components this Fall. They will co-ordinate with the Building Engineer and residents about access to units.

COVID-19: The Association reminds residents that everyone, vaccinated or not, should wear a mask in common areas of the building.

Adjourned: 8:55 pm

Recorded by:

Joe Rutigliano
Board Secretary