

# Hinman House Condominium Association

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

## Minutes of the December 15, 2021 Board Meeting

**Convened:** 7:05 pm

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

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

**Minutes:** The Board approved the minutes of the November 17, 2021 Board Meeting with changes.

**Treasurer's Report:** The Board approved the November 30, 2021 Treasurer's Report.

The Period Ending	11/30/21
Monthly Income	\$40,411
Monthly Expenses	\$35,158
Bank Account	\$76,336
Financial Reserves	\$779,219

**General Subjects and Management Report:** A unit owner on a payment plan has stopped keeping up with the payments. The Association law firm is seeking an order of possession against the unit owner.

The Board voted to invest \$240,000 of our reserve funds in a one year CD at Barclays Bank at 0.55% APY.

The Board will look into a subsidy for the purchase of health insurance for the Building Engineer.

The Board ratified a vote made by email approving a unit owner's remodeling plans.

The Board received comments from unit owners about revisions to our Rules and Regulations clarifying our rules restricting the use of units for business purposes and prohibiting the use of units for commercial transient hotel purposes. In light of the comments changes will be made to the proposed revisions at a later meeting. These new revisions will be sent to unit owners for comment.

Some parking spaces in the garage are larger than the standard size. A unit owner has parked two compact cars in such a space. A unit owner has questioned whether parking two vehicles in a single space is allowed. The Board reviewed the matter and concluded there is nothing specifically stated in HHCA governing documents that would prohibit a unit owner from taking advantage of the fact that the parking space they own/rent is

larger than other spaces in the building and able to accommodate more than one vehicle. Parking more than one vehicle is allowable as long as neither car protrudes into another space or obstructs the common area maneuvering space. There are several such larger spaces in the parking garage, and although these spaces are charged the same monthly assessment as smaller spaces that can accommodate only one passenger car, the condo association historically has not opposed unit owners who took advantage of their larger space to park two vehicles. Among other reasons the present Board has chosen to follow prior practice is that it can be assumed the buyers of units that have been assigned these larger spaces may have paid a premium to the seller, knowing they had the option to park two vehicles in their space.

**Various Projects:** The Board is seeking bids for repainting the lobby and touch up work in the hallways.

Installation of building-wide internet is progressing.

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

**Closed Session:** The Board was in closed session from 8:15 pm until 8:40 pm.

**Violations:** The Board will send a letter of warning to a unit owner for not properly informing the Board about remodeling plans. The Board will send a letter of reprimand to a unit owner for defacing a sign in the building.

**Adjourned:** 9:40 pm

Recorded by:

Joe Rutigliano  
Board Secretary