

Hinman House Condominium Association

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

Minutes of the September 21, 2022 Board Meeting

Convened: 7:05 pm

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

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

Minutes: The Board approved the minutes of the August 17, 2022 Board Meeting with changes.

Treasurer's Report: The Board approved the August 31, 2022 Treasurer's Report.

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| The Period Ending | 08/31/22 |
| Monthly Income | \$40,645 |
| Monthly Expenses | \$36,976 |
| Bank Account | \$21,944 |
| Financial Reserves | \$879,393 |

General Subjects and Management Report: The appraiser the Association engaged to determine the value of our building as part of our appeal of the County Assessor's reassessment of Hinman House property taxes for 2022 submitted a report which the Board will evaluate.

American Anchor inspected our roof anchors. We are waiting for their report. Once we receive the report we will schedule window washing.

The Board ratified a vote made by email approving a unit owner's plans to install a laminate floor with appropriate sound insulation and a new granite kitchen counter top.

The Board accepted a bid from Changing Colors for \$900 to repair water damage in two units due to an air-conditioner leak. The cost will be charged back to the owner of the unit with the offending air-conditioner.

The Board approved a unit owner's plan to install an in-unit audio/visual fire alarm system.

The board ratified a vote by email to provide health insurance coverage for Building Engineer Leo Jones. The Association will contribute \$1,000 per month to the cost of the plan and Leo will pay the balance of the premium for a one year period. The Association reimbursement amount will be determined and ratified annually.

The board also ratified a vote by email to establish a Section 125 flexible benefits plan to provide Leo with the flexibility to pay his portion of the health insurance premium by a pre-tax reduction of his compensation. This is a tax benefit not only to Leo personally, but will reduce the payroll tax payments to the Association as well.

The board ratified a decision to provide Leo with a \$3,600 bonus in 2022, not as a medical benefit, but to provide additional compensation in recognition of his forgoing paid benefits for the earlier part of the year.

Capital Projects: The Board accepted a bid from M&R Electronics for \$1,868 for an improved battery backup system for the building entry system.

The Board accepted a bid from Cahill Plumbing for \$4,450 to replace the kitchen piping in the Building Engineer's unit.

Closed Session: The Board was in closed session from 8:15 pm until 9:05 pm.

Violations: The Board fined a unit owner \$1,000 for unscheduled, after hours furniture moves via the front door and various other misconduct by a tenant who was given special permission to substitute on the lease but ignored repeated advice about following HHCA rules.

The Board fined a unit owner \$200 for repeated complaints of loud, late-night radio playing by the unit owner's tenant.

The Board decided not to fine a former unit owner for move-out violations by the unit owner's tenant because the unit owner no longer owns the unit.

Adjourned: 9:15 pm

Recorded by:

Joe Rutigliano
Board Secretary