

Hinman House Condominium Association

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

Minutes of the February 15, 2023 Board Meeting

Convened: 7:03 pm

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

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

Minutes: The Board approved the minutes of the December 21, 2022 Board Meeting and the minutes of the January 18, 2023 annual meeting with changes.

Treasurer's Report: The Board approved the December 31, 2022 Treasurer's Report and the January 31, 2023 Treasurer's Report with changes.

The Period Ending	12/31/22
Monthly Income	\$39,250
Monthly Expenses	\$45,840
Bank Account	\$27,463
Financial Reserves	\$914,726

The Period Ending	1/31/23
Monthly Income	\$39,258
Monthly Expenses	\$52,166
Bank Account	\$18,063
Financial Reserves	\$921,063

General Subjects and Management Report: The Board accepted a bid for \$5,635 from Essence Painting for hallway touch-up painting and patching.

The Board discussed bids for re-tiling the outer lobby. We will request more information from the bidders.

The Board is getting bids for repaving the garage and ramp.

The Board reviewed our natural gas costs for the year to date. The Association so far has saved \$2,478.64 by purchasing from Vanguard Energy instead of Nicor.

The Board voted to attach legal fees (\$16,581) and bed bug extermination & inspection

costs (\$4,083) to the assessment of a unit owner who did not cooperate with the extermination of bed bugs in the unit. The Association found it necessary to bring a lawsuit against the uncooperative unit owner that was successful and therefore entitles the Association to recover its legal fees and extermination costs.

The Board declined a unit owner's request for forgiveness on late payment fees and administrative fees incurred getting documents requested by the unit owner's lawyer. The unit owner accumulated a number of penalties for chronic late payment of assessment fees, and the Board determined that the chronic practice of paying assessments late ruled out a waiver of the late payment penalties. The attorney's request for extensive copying of documents related to a complaint about kitchen drain blockage. HHCA advised the attorney that the owner would be charged a fee for the significant number of hours Heil & Heil staff would have to spend to locate and copy the requested documents. The attorney tacitly acknowledged that the request would incur administrative fees when the attorney continued with the request for documents.

Closed Session: The Board was in closed session from 8:20 pm until 8:50 pm.

Adjourned: 9:06 pm

Recorded by:

Joe Rutigliano
Board Secretary