

Hinman House Condominium Association

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

Minutes of the December 21, 2022 Board Meeting

Convened: 7:03 pm

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

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

Minutes: The Board approved the minutes of the November 16, 2022 Board Meeting with changes.

Treasurer's Report: The Board approved the November 30, 2022 Treasurer's Report.

The Period Ending	11/30/22
Monthly Income	\$42,392
Monthly Expenses	\$32,894
Bank Account	\$24,002
Financial Reserves	\$914,353

General Subjects and Management Report: The Association closed the Special Assessment account and put its \$20,663 in a Byline Bank 11 month CD that pays 3.5%. We were unable to move the additional money from the reserve account into this CD as planned due to the lack of an additional Board member signature. This will be done in January 2023.

Legal Matters: A unit owner has brought a lawsuit against another unit owner and the Association about a noise complaint. The Association has engaged attorneys to handle the matter.

Building Upkeep: The Board is getting bids for lobby and hallway touch-up painting and patching.

The Board is doing further research on bids to replace the floor tiles in the outer lobby.

The Board accepted a bid for \$770 from AT&T to install a new phone system for the the elevator phones. The monthly service fee will be \$78.

The Board ratified a vote made by email to accept a bid for \$5,700 from Cahill Plumbing to power-rod the drains.

The Board will research to determine if there are better procedures for cleaning the

drains. We will discuss compensation from our plumbers for water damage caused by the power-rodding.

We will check the drain on the North driveway by the dumpsters; it has settled significantly and may need repair.

2023 Budget: The Board adopted the 2023 budget that was approved at the November meeting.

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

Adjourned: 9:05 pm

Recorded by:

Joe Rutigliano
Board Secretary