Hinman House Condominium Association
Managed by
Heil, Heil, Smart & Golee, Skokie, IL 60077
847-866-7400

Minutes of the March 15, 2023 Board Meeting

Convened: 7:05 pm

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

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

Minutes: The Board approved the minutes of the February 15, 2023 Board Meeting with changes.

Treasurer's Report: The Board approved the February 28, 2023 Treasurer's Report.

The Period Ending	02/28/23
Monthly Income	$53,941
Monthly Expenses	$50,866
Bank Account	$9,762
Financial Reserves	$927,352

General Subjects and Management Report: The Board voted to seek an order of possession and eviction against a unit owner deeply in arrears on assessments.

The Association has recouped almost all the unpaid assessments from rental charges on a unit of which it took possession. Under its court-ordered right of possession, HHCA currently has rented out the unit with a lease running through June 2023. The HHCA Board will consult with the Association's attorneys on whether to seek an extension of the right of possession and continue leasing the unit beyond June 2023, or whether to return possession to the unit owner at the conclusion of the current lease.

The Board will form a welcoming committee to provide information to new residents and answer questions they may have about Hinman House. Kurt Condra, Rimma Mitchell and Howard Voeks will serve on the committee.

Capital Projects: The Board accepted a bid for $10,337 from Central Rug for re-tiling the outer lobby.

The Board is getting a bid from Full Circle Architects to develop a scope of work document for repaving the garage and ramp.

Closed Session: The Board was in closed session from 8:00 pm until 8:45 pm.

Violations: The Board will send a letter of reprimand to a unit owner whose tenant threw loose trash down the garbage chute.

Adjourned: 9:06 pm

Recorded by:

Joe Rutigliano
Board Secretary