

# Hinman House Condominium Association

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

## Minutes of the April 20, 2023 Board Meeting

**Convened:** 7:02 pm

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

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

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

**Treasurer's Report:** The Board approved the March 31, 2023 Treasurer's Report. Note that \$200,000 has been removed from our reserve account to be invested in a CD. The CD has not been purchased yet. The reserve fund will rebound once the CD is purchased.

The Period Ending	03/31/23
Monthly Income	\$44,539
Monthly Expenses	\$244,089
Bank Account	\$3,591
Financial Reserves	\$733,638

**General Subjects and Management Report:** In 2022 the association obtained a court-ordered right of possession for a unit that was in substantial arrears in assessment payments. Under the possession order the association rented the unit and used the rental proceeds to pay off the arrearage. That arrearage now is paid off, and the association's lease is set to expire at the end of June 2023. The HHCA Board is requesting advice from the association's legal counsel on whether to retain possession until the end of the lease as authorized by the court order, or return possession to the unit owner immediately.

Hallway touch-ups and window washing have been completed.

The Board accepted a bid for \$950 from Stringer to seal coat and fill cracks in the semicircular driveway and asphalt area down to the dumpster.

The Board accepted a bid for \$5,495 from Central Building to repair columns in front of the building that are leaking into the garage.

The Board accepted a bid for \$1,300 from Corrigan & Freres to replace the current lights with brighter LED lights in both stairwells.

The Board accepted a bid from Constellation Energy to purchase electricity for one year at \$0.06110 per kWh.

The Board ratified a vote made by email to renew our building insurance with Travelers Insurance for 2023 for \$32,822.

The Board voted to allow a unit owner to enter into a new lease two months earlier than the usual 12 month lease term. The current tenant in the unit, a Ph.D. candidate at Northwestern University, has decided to return to his native country early and abandon his lease. Under HHCA Rules a unit cannot be leased more than once in a 12-month period, but the HHCA Board has discretion to grant a waiver depending on the circumstances of the request for a variance. In the past the HHCA Board customarily has allowed a unit owner to enter into a new lease short of the 12-month interval where a tenant decides to abandon the unit prior to completion of the lease term.

The Board discussed installing security cameras outside the building. It was determined that they would not be very useful and certainly not cost-effective. We will look into installing brighter lights on the parking deck and in front of the building.

**Capital Projects:** The Board accepted a bid for \$9,662 from Central Rug for re-tiling the outer lobby. This is a lower bid than the one approved last month. It supersedes the prior bid.

The cost of replacing the garage floor and ramp is far higher than was budgeted. The Board decided to postpone this project. The Board will get an opinion about the relative urgency of tuck-pointing versus garage floor and ramp replacement.

**Closed Session:** The Board was in closed session from 8:22 pm until 8:40 pm and from 9:00 pm to 9:05 pm.

**Violations:** The Board fined a unit owner \$100 for a furniture move in on a Sunday.

**Adjourned:** 9:20 pm

Recorded by:

Joe Rutigliano  
Board Secretary