

Hinman House Condominium Association

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

Minutes of the May 17, 2023 Board Meeting

Convened: 7:02 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.

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

Minutes: The Board approved the minutes of the April 20, 2023 Board Meeting with changes.

Treasurer's Report: The Board approved the April 30, 2023 Treasurer's Report. purchased.

The Period Ending	04/30/23
Monthly Income	\$41,020
Monthly Expenses	\$46,902
Bank Account	\$2,760
Financial Reserves	\$924,977

General Subjects and Management Report: The Board voted to transfer \$40,000 from our reserve account to an 11 month high yield CD.

The Association's tax appeal reduced our tax assessment by \$116,604. Our attorney's fee is \$6,962.46. Unit owners will see a reduction in the second installment of their 2022 taxes.

A unit owner who inherited a unit has reimbursed the Association \$18,000 to repay legal and extermination costs incurred by the Association in its dealings with the late owner.

The Board accepted a bid for \$480 from Bartlett to to prune trees and shrubs.

The Board accepted a bid for \$1,500 from Corrigan & Freres to replace the exterior rear lights.

The Board accepted a bid for \$1,645 from Renue to clean the hallway carpets, the lobby furniture and rug and the first floor tiles and grout.

Capital Projects: The Board accepted a bid for \$14,000 from Essence

Painting to insulate pipes in the rear parking deck roof and to stucco/plaster the roof. The acceptance is contingent on our not receiving a lower bid from Castino.

The Board will collect bids to replace just the concrete floor of the garage excluding the ramp and retaining wall.

Closed Session: The Board was in closed session from 8:35 pm until 9:45 pm

Violations: The Board billed a unit owner \$289.86 for damage to an elevator caused by the unit's occupant.

The Board fined a unit owner \$300 for a noise violation by the unit's tenant. The fine is suspended. If there are no further complaints the fine will be waived. If there is another disturbance the fine will be imposed and the Board will consider an additional penalty.

Adjourned: 9:50 pm

Recorded by:

Joe Rutigliano
Board Secretary