

Hinman House Condominium Association

Managed by

Heil, Heil, Smart & Golee, Skokie, IL 60077

847-866-7400

Minutes of the September 20, 2023 Board Meeting

Convened: 7:05 pm

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

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

Minutes: The Board approved the minutes of the July 19, 2023 Board Meeting with changes.

Treasurer's Reports: The Board approved the Treasurer's Reports for May 31, 2023; June 30, 2023; July 31, 2023 and August 31, 2023.

The Period Ending	05/31/23
Monthly Income	\$43,574
Monthly Expenses	\$49,795
Bank Account	\$18,735
Financial Reserves	\$931,060

The Period Ending	06/30/23
Monthly Income	\$41,800
Monthly Expenses	\$42,343
Bank Account	\$35,004
Financial Reserves	\$917,718

The Period Ending	07/31/23
Monthly Income	\$38,835
Monthly Expenses	\$30,714
Bank Account	\$37,576
Financial Reserves	\$905,272

The Period Ending	08/31/23
Monthly Income	\$40,705
Monthly Expenses	\$23,050
Bank Account	\$51,300
Financial Reserves	\$894,386

General Subjects and Management Report: The Board is attempting to get lease renewal documents from remiss unit owners. Unit owners who rent their units must provide the proper documents to the Association at the initial leasing to a tenant and at all renewals.

The Association will pay an additional \$178.36 per month for the Building Engineer's health insurance for the next three months to cover a 9.2% increase in monthly premiums.

The Board ratified a vote made by email to accept a bid for \$5,680 from Cahill Plumbing for power rodding of our drains. Cahill has completed the power rodding.

The Board accepted a bid for \$12,650 from Multi Finish to resurface the concrete walkway of the front entry plaza which is leaking into the garage.

As previously reported, a unit owner filed a lawsuit against HHCA and another unit owner for noise disturbance. The court dismissed the lawsuit with leave to file an amended complaint, and the unit owner has opted to file an amended complaint. HHCA has filed its answer to the complaint and the lawsuit is proceeding. HHCA submitted this matter under its insurance policy and is being defended by the law firm of Amundsen Davis, retained by its insurer.

2024 Budget: The Board appointed a committee to prepare the 2024 budget.

Closed Session: The Board was in closed session from 8:45 pm until 9:20 pm

Adjourned: 9:25 pm

Recorded by:

Joe Rutigliano
Board Secretary