

Hinman House Condominium Association

Managed by:

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

847-866-7400

Minutes of the January 18, 2022 Annual Owners Meeting

Convened: 7:10 pm

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

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

Quorum: Sufficient HHCA owners were present to constitute a quorum for the Annual Meeting: 20.76% of unit ownership either by presence or proxy was established.

Elections: The following people were elected to serve on the Condominium Board in 2023: Kurt Condra, Linda Forman, Tiffini Holmes, Rimma Mitchell, Joe Rutigliano, Remy Smith and Howard Voeks.

The 2023 Board elected Howard Voeks as Board President, Remy Smith as Treasurer and Joe Rutigliano as Secretary.

Review of 2022: The Association finished 2022 with \$914,726 in the reserve fund. Income was \$486,058 which was approximately 2% over budget. The excess income was largely due to the collection of unbudgeted fees. Operating expenses were \$527,577 which was 11% over budget. The expense over budget was largely from unanticipated expenses for HVAC and plumbing repairs and additional payroll expenses related the health insurance for the building engineer.

There were several capital projects completed in 2022. The trash chute was repaired (\$3,700). The risers in unit 101 were repaired (\$4,500).

The major issues on the Board's agenda in 2022 included: new drain rodding procedures; a real estate tax assessment appeal; health insurance for the building engineer; obtaining an order of possession against a unit owner deeply in arrears on assessments; the installation of a visual in-unit building alarm for a hearing-impaired occupant; chronic leaks from a window A/C unit; upgrading the building office and elevator telephone system; battery backup for the main door electronic lock system; electric vehicle charging stations; investment of reserve funds and a noise complain lawsuit from a unit owner.

Preview of 2023: Monthly assessments remain the same. The Association has a budget of \$477,804 for the year. The Association anticipates reserves at the end of 2023 will be approximately \$936,019. This is approximately 195% of our annual budget which is well above recommendations (approx. 30% to 35%) for condo reserves.

The following capital projects planned for the year: the replacement of the garage floor and entrance ramp and the retiling of the outer lobby. These projects are estimated to cost approximately \$50,000.

Longer Term Plans: Based on the Engineering/Reserve Study completed in 2021 there are several capital projects planned for the next few years. These include tuck-pointing of exterior masonry which is likely to begin in 2024.

The Board is looking into the installation of charging stations for electric vehicles. This project would not begin until 2024 at the earliest and would require approval from at least two-thirds of unit owners.

Unit Owner Comments: Several unit owners would like the Association to install an elevator to the garage. The Board will send a poll to unit owners to gauge interest in such a project. There was also considerable discussion about the installation of charging stations with many ideas on the project being presented.

Adjourned: 8:30 pm

Recorded by:
Joe Rutigliano
Board Secretary