

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the December 20, 2023 Board Meeting

Convened: 7:05 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. Friedman, M Perrine.

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

Minutes: The Board approved the minutes of the October 25, 2023 Board Meeting.

Treasurer's Reports: The Board approved the Treasurer's Reports for September 30, 2023; October 31, 2023; and November 30, 2023.

The Period Ending	09/30/23
Monthly Income	\$41,080
Monthly Expenses	\$40,932
Bank Account	\$49,058
Financial Reserves	\$900,451

The Period Ending	10/31/23
Monthly Income	\$39,897
Monthly Expenses	\$36,526
Bank Account	\$60,675
Financial Reserves	\$906,529

The Period Ending	11/30/23
Monthly Income	\$43,849
Monthly Expenses	\$32,716
Bank Account	\$69,313
Financial Reserves	\$912,598

General Subjects and Management Report: The Board will transfer some reserve account money to make sure all are funds are fully Federally insured.

Cahill Plumbing did the quarterly maintenance rodding. The Board is getting bids for installing PVC piping in the remaining kitchen drain stacks (one has been done) to help prevent drain overflows.

The Board is researching cashless laundry payment systems.

The Board discussed the change in the assessment payment system and expressed displeasure at its hasty implementation.

The Board will get the opinion of the Association's lawyer on the interpretation of the rental restriction clause of the Declarations and Bylaws with regard to trusts.

2024 Budget: The Board adopted the 2024 budget that was approved at the October meeting.

Closed Session: The Board was in closed session from 8:00 pm until 9:20 pm.

Violations: A unit owner who was fined \$1,800 for sublease violations and then had the fine reduced to \$700 petitioned to have the fine further reduced or eliminated. The Board declined the request and the \$700 fine stands.

Adjourned: 9:25 pm

Recorded by:

Joe Rutigliano
Board Secretary