

Hinman House Condominium Association

Managed by
NS Management, Skokie, IL 60077
847-998-0404

Minutes of the September 18, 2024, Board Meeting

Convened: 7:02 pm

Present: *Board Members:* L. Forman, M. Friedman, T. Holmes, R. Smith, H. Voeks.
From NS: J. Taylor.

Unit Owners: A. Heiser, M. Perrine, D. Levandovsky

Absent: K. Condra, J. Rutigliano

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

Minutes: The Board approved the minutes of the July 17, 2024, Board Meeting with changes.

Treasurer's Reports: The Board approved the Treasurer's Reports for July and August.

The Period Ending	07/31/24
Monthly Income	\$43,164
Monthly Expenses	\$41,399
Bank Account	\$82,805
Financial Reserves	\$670,692

The Period Ending	08/31/24
Monthly Income	\$43,185
Monthly Expenses	\$40,930
Bank Account	\$95,476
Financial Reserves	\$677,032

General Subjects and Management Report:

US Bank reserve account that was established by Heil & Heil will soon be closing with a balance of ~\$176K. NS Management will send a suggestion to the Board for where to transfer these funds, and for any other investment accounts that need to be transferred.

Jacqui is working on getting lease renewals for those units that are due.

Masonry and tuckpointing project has been completed. After making an initial payment of \$300,000 at the start of the project, HHCA will pay the \$275,000 balance in monthly installments over the next 12 months. All payments for this project come from reserves, without the need for a special assessment.

The front plaza project has been completed. The contractor discovered a need for major remediation on the concrete, but the work was completed without any additional charge.

Carpet cleaning took place September 18.

Window washing will take place September 19.

Roof preventative maintenance is scheduled for September 23.

The Board decided to postpone the garage floor power washing project to 2025.

LED light fixture work in garage by Franklin Energy to be completed soon.

The Board agreed to sign a 10-year contract with Comcast under which they will clean up loose cables on the exterior of the building at no charge. The agreement allows Comcast to provide marketing materials for internet and phone service to new building residents.

The Board agreed to accept a proposal from Vogue Lighting to replace a defective hallway light fixture and to purchase additional fixtures at a discounted rate to have them on hand for future replacements.

The Board agreed to accept a proposal for \$3,200 from Garrity Plumbing for preventative rodding of the kitchen sink lines.

The Board renewed its fire alarm preventative maintenance system contract with Johnson Controls for a four-year term at \$3,541.25 per year (a total of \$14,164.99).

The Board approved issuing garage-door openers to residents who do not have garage parking spaces but who want to park a bike in our designated bike parking spaces.

Old Business:

The Cook County Circuit Court has ruled in favor of HHCA, dismissing the *Schwinge v. HHCA et al.* lawsuit that alleged HHCA failed to deal appropriately with a complaint of noise disturbance from an adjacent unit.

The change in the management company to NS Management has been completed. NS Management has brought Jacqui Taylor, Renee Corrigan, and Joselin Montelongo over from Heil and Heil to continue working with Hinman House.

A Budget Committee will be convened in the next month to begin 2025 budget planning.

Closed Session: The Board was in closed session from 8:25 pm until 9:44 pm.

The Board agreed to give a unit owner in arrears on assessments until the end of October to begin making promised payments, or HHCA will commence legal proceedings.

The Board will seek a legal opinion on whether an owner who has been renting their unit can continue to rent if they transfer title of the unit to an entity with multiple ownership in which the Hinman House owner has a partial ownership percentage.

The Board fined a unit \$100 for a move violation involving an unscheduled, Sunday move-out.

Adjourned: 9:44 pm

Recorded by:

Mark Friedman
(Acting) Board Secretary