

Hinman House Condominium Association

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

Minutes of the March 19, 2025 Board Meeting

Convened: 7:03 pm

Present: *Board Members:* K. Condra, L. Forman, M. Friedman, T. Holmes, J. Rutigliano, H. Voeks. *Absent:* R. Smith.
From NS Management: J. Taylor.
Unit Owners, Residents and other Participants: A. Heiser, D. Levandovsky, M. Perrine, R. Sackheim.

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

Minutes: The Board approved the minutes of the February 19, 2025 Board Meeting with changes.

Treasurer's Reports: The Board approved the Treasurer's Reports for December 31, 2024; January 31, 2025 and February 28, 2025.

The Period Ending	12/31/24
Monthly Income	\$39,488
Monthly Expenses	\$29,781
Bank Account	\$48,262
Financial Reserves	\$679,790

The Period Ending	01/31/25
Monthly Income	\$40,173
Monthly Expenses	\$61,306
Bank Account	\$53,019
Financial Reserves	\$637,317

The Period Ending	02/28/25
Monthly Income	\$40,029
Monthly Expenses	\$43,338
Bank Account	\$24,928
Financial Reserves	\$644,365

General Subjects and Management Report: The maintenance rodding of the kitchen sink drain lines from second floor units is scheduled for late March.

A unit owner who plans to remodel a bathtub into a shower stall provided the required permit.

The Board adopted changes to the Rules and Regulations to comply with a new Illinois law regarding accessible parking for disabled residents and to clarify procedures for the transfer of ownership of parking spaces. The changes had been sent to unit owners for review and comment in February. There were no objections.

The Board voted to renew our building insurance with Travelers Insurance for 2025 for \$45,846. This policy will have a \$10,000 deductible.

In response to a unit owner's inquiry about using a Knox Box to securely store apartment keys, the Board informed the owner that the owner may use the building's existing Knox Box for this purpose. The Knox Box allows the Evanston Fire Department to have key access to apartments in case of emergency.

Building Infrastructure: The Board accepted a bid for \$4,200 from Premistar to replace the damaged exhaust hood and back draft damper in the rear parking lot.

The Board accepted a bid for \$406 from Davey Tree for care of the trees on the property.

The Board accepted a bid for \$2,640 from Corporate Cleaning for one window washing this year.

Closed Session: The Board was in closed session from 8:10 pm until 8:35 pm.

Violations: The Board fined a unit owner \$300 for a violation by the unit's tenant. The tenant put a large cardboard box filled with other items in the garbage chute, blocking it completely. It took the Building Engineer three hours to clear the chute of several floors worth of backed up trash.

Adjourned: 8:40 pm

Recorded by:

Joe Rutigliano
HHCA Secretary