

Hinman House Condominium Association

Managed by
NS Management, Skokie, IL 60077
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Minutes of the March 18, 2026 Board Meeting

Convened: 7:05 pm

Present: *Board Members:* K. Condra, L. Forman, M. Friedman, T. Holmes, J. Rutigliano, R. Smith, H. Voeks. *Absent:* J. Taylor.
Unit Owners, Residents and other Participants: M. Perrine.

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

Minutes: The Board approved the minutes of the February 18, 2026 Board Meeting with changes.

Treasurer's Reports: The Board approved the Treasurer's Report for February 28, 2026.

The Period Ending	2/28/26
Monthly Income	\$47,254
Monthly Expenses	\$30,275
Bank Account	\$55,733
Financial Reserves	\$598,091

General Subjects and Management Report: The Board acknowledged a request from a unit owner to allow a visitor to bring a documented service animal into the building as the law provides.

The Board is researching a secure way to store the Association's electronic files in the Cloud.

Building Infrastructure: The Board accepted a bid for \$484.26 per year for three years from Johnson Controls for yearly inspection of the garage sprinkler system.

The Board is reviewing a list of building safety recommendations from Travelers Insurance.

Annual building window washing has been rescheduled to July from this Spring due to ongoing balcony renovation work on 1508 Hinman that will last until June and will generate a lot of dust that will dirty windows especially on the south side of Hinman House.

The annual painting touch up work on the hallways and lobbies is scheduled for the last week of March.

Findings: The Board will send a warning letter to a unit owner who had a contractor working in the unit outside of allowed hours.

Closed Session: The Board was in closed session from 8:02 pm until 8:25 pm.

Adjourned: 8:30 pm

Recorded by:

Joe Rutigliano
HHCA Secretary