Hinman House Condominium Association

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

Minutes of the September 16, 2026 Board Meeting

Convened: 7:05 pm

Present: *Board Members*: K. Condra, L. Forman, M. Friedman, J. Rutigliano, R. Smith, H. Voeks. *Absent*: T. Holmes. *From NS Management*: 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 July 15, 2026 Board Meeting with changes.

Treasurer's Reports: The Board approved the Treasurer's Reports for June 30, 2026, July 31, 2026 and August 31, 2026, the last with changes.

The Period Ending	6/30/26
Monthly Income	$44,470
Monthly Expenses	$24,291
Bank Account	$54,392
Financial Reserves	$630,862

The Period Ending	7/31/26
Monthly Income	$44,759
Monthly Expenses	$77,509
Bank Account	$17,504
Financial Reserves	$639,640

The Period Ending	8/31/26
Monthly Income	$44,425
Monthly Expenses	$31,260
Bank Account	$26,662
Financial Reserves	$649,801

General Subjects and Management Report: Several unit owners are overdue filing lease extensions for their tenants. They will be reminded of their obligations.

Several unit owners deeply in arrears on assessment payments will be referred to legal collections.

The Board will research methods for having oxidation cleaned off some of the windows.

The Board discussed the compost barrels on the north side of the building with a unit owner. They are used by the Building Engineer for yard waste and are not for use by building residents.

The Board approved a resident's request for a non-electronic means of entry into the building for religious reasons.

A Budget Committee will convene before the next Board meeting to begin 2027 budget planning.

Building Infrastructure: The Board ratified a vote made by email to accept a bid for $1,197 from M&R Electronics to replace the display screen on the front door intercom.

The Board accepted a bid for $3,685 from F.E. Moran to inspect the sprinkler system.

The Board accepted a bid for $2,285 from Central Building to repair a leak in the northeast corner of the garage.

Yearly roof inspection will occur this month. Preventative rodding of the 01 tier kitchen drain line will occur this month.

Findings: The Board fined a unit owner $250 for a failure to inform the Association about extended house-sitting in the unit.

Closed Session: The Board was in closed session from 8:15 pm until 9:25 pm.

Adjourned: 9:30 pm

Recorded by:

Joe Rutigliano
HHCA Secretary