

Hinman House Condominium Association

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

Minutes of the November 19, 2025 Board Meeting

Convened: 7:05 pm

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

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

Minutes: The Board approved the minutes of the October 15, 2025 Board Meeting with changes.

Treasurer's Reports: The Board approved the Treasurer's Reports for September 30, 2025 and October 31, 2025.

The Period Ending	09/30/25
Monthly Income	\$40,456
Monthly Expenses	\$44,815
Bank Account	\$33,755
Financial Reserves	\$548,420

The Period Ending	10/31/25
Monthly Income	\$40,456
Monthly Expenses	\$47,235
Bank Account	\$26,963
Financial Reserves	\$555,668

General Subjects and Management Report: The Board accepted a bid for a \$475 set up fee and a \$125 per month fee from Smithereen Exterminating for exterminating services in the common areas.

The Welcome Committee met with two new renters and one new owner.

The Board approved a no-trespassing sign design: black type on a gray background to be posted at eye level.

The Board ratified a decision by the Board President to approve a unit owner's request to install a dishwasher in the unit.

2026 Budget: The Board adopted the 2026 budget that was approved at the October meeting.

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

Adjourned: 8:25 pm

Recorded by:

Joe Rutigliano
HHCA Secretary