

# Hinman House Condominium Association

Managed by:  
NS Management, Skokie, IL 60077  
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## Minutes of the January 21, 2026 Annual Owners Meeting

**Convened:** 7:10 pm

**Present:** *Board Members:* K. Condra, L. Forman, M. Friedman, T. Holmes, J. Rutigliano, R. Smith, H. Voeks. *From NS Management:* J. Taylor. Numerous residents.

**Location:** This meeting was conducted in person in the lobby and in the æther via Zoom.

**Quorum:** Sufficient HHCA owners were present to constitute a quorum for the Annual Meeting: 29.24% of unit ownership either by presence or proxy was established.

**Elections:** The following people were elected to serve on the Condominium Board in 2026: Kurt Condra, Linda Forman, Mark Friedman, Tiffini Holmes, Joe Rutigliano, Remy Smith and Howard Voeks.

The 2026 Board elected Mark Friedman as Board President, Howard Voeks as Vice President, Remy Smith as Treasurer and Joe Rutigliano as Secretary of the Hinman House Condominium Association.

Howard Voeks has served as Board President for 15 years. The Board thanks Howard for his many years of service (and toil) and the excellent job he has done as President. The Board is grateful for his continued service as Vice-president. The Board wishes Mark Friedman well in his new role as President.

**Review of 2025:** We do not have a final 2025 year-end financial report yet. Budgeted income was \$502,598. Actual income is expected to be \$507,994 which is about 1% over budget. Operating expenses are estimated at \$503,223 which is \$585 (0.001%) over budget.

There were no capital projects scheduled in 2025. The remainder of the 2024 building tuck-pointing bill was paid off (\$262,000 balance out of \$615,000).

The major issues on the Board's agenda in 2025 included: kitchen drain line rodding in the 11 tier, disabled parking, rules changes, homeless people trespassing in the lobby, a property tax assessment reappraisal, and assessment arrearages.

The Board also handled a plethora of lesser projects and issues.

**Preview of 2026:** There is a 5.5% increase in assessments. The Association has a budget of \$520,954 for the year. This does not include projected

reserve fund interest income. The 2025 reserve fund year-end balance is about \$581,208. The Association anticipates reserves at the end of 2026 will be about \$656,000 to \$674,000. This is 126% to 129% of the annual budget and is well above recommendations (approximately 35% of annual budget) for condo reserves. These reserves will be needed to fund future projects without special assessments.

There are no capital projects planned for the year. We may install outer lobby security locks. This would cost approximately \$18,000.

**Longer Term Plans:** Replacement of the garage floor, driveway and retaining wall is tentatively scheduled for 2027 or 2028. We plan to rebuild the reserve fund over the coming years to finance the recommendations of the 2022 reserve/engineering study. A reserve study is tentatively planned for 2027.

**Unit Owner Comments:** A unit owner asked about touch-up painting in the corridors. We have requested bids on this but have not received any yet. Jacqui will follow up with the vendors. The corridors receive yearly touch-up work. A unit owner inquired about electric vehicle charging stations. There was a discussion about this but no decision was reached.

**Adjourned:** 8:25 pm

Recorded by:  
Joe Rutigliano  
HHCA Secretary