

Hinman House Condominium Association

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

Minutes of the June 17, 2026 Board Meeting

Convened: 7:09 pm

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

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

Minutes: The Board approved the minutes of the April 15, 2026 Board Meeting with changes.

Treasurer's Reports: The Board approved the Treasurer's Reports for April 30, 2026 and May 31, 2026.

The Period Ending	4/30/26
Monthly Income	\$42,855
Monthly Expenses	\$41,455
Bank Account	\$48,590
Financial Reserves	\$491,097

The Period Ending	5/31/26
Monthly Income	\$42,220
Monthly Expenses	\$53,536
Bank Account	\$34,855
Financial Reserves	\$623,410

General Subjects and Management Report: The Board accepted a bid for \$1,645 from Renue to clean the lobby tiles, sofa and rug and the hallway carpets.

The Board ratified a vote made by email to open an eight month CD at Wintrust Bank for \$125,063.80 at 3.4% APR.

The Board ratified a vote made by email to open a seven month CD at Bank of America for \$125,000 at 3.8% APR.

The Board approved a unit owner's request to install laminate flooring with appropriate sound deadening underlayment in the unit.

The Board discussed methods to improve fire safety awareness among building residents.

Building Infrastructure: The Board is getting bids on maintenance for the garage sprinkler system and for a sprinkler system for the garbage chute.

The Board ratified a vote made by email to accept a bid for \$2,211.48 from Johnson Locksmith to install full length latch guards on the two rear doors.

Findings: The Board determined a unit owner met the occupancy requirement to rent the unit.

Closed Session: The Board was in closed session from 8:30 pm until 8:43 pm.

Adjourned: 8:45 pm

Recorded by:

Joe Rutigliano
HHCA Secretary