

Hinman House Condominium Association

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

Minutes of the July 15, 2026 Board Meeting

Convened: 7:05 pm

Present: *Board Members:* L. Forman, M. Friedman, T. Holmes, J. Rutigliano, R. Smith, H. Voeks. *Absent:* K. Condra.
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 June 17, 2026 Board Meeting.

General Subjects and Management Report: Email to Jacqui Taylor or any other NS Management employees should be addressed to hinmanhouse@nsmanagement.net.

The Board ratified a vote made by email to open an eight month CD at Byline Bank for \$22,468.25 at 4.05% APR.

The Board approved a unit owner's request to keep an emotional support animal in the unit. The unit owner supplied documents from a licensed therapist recommending the keeping of the support animal and that there was an ongoing therapeutic relationship with the therapist as required under the applicable laws and HHCA Rules and Regulations.

A unit owner recommended that the Board make direct contact with real estate agents representing Hinman House owners selling their units to insure that the agents know that pets are not permitted in Hinman House and are informing prospective buyers accordingly.

Our tax appeal law firm, LJSLaw, reports that our 2025 tax assessment has been reduced by 6.95% which amounts to \$27,440. They are appealing this further in hope of a greater reduction.

The Welcome Committee will meet with several new unit owners and renters in August.

Building Infrastructure: The Board accepted a bid for \$2,210 from F.E. Moran to

repair the 01 tier drain line which has a crack.

The Board accepted a bid for \$6,744 from M&R Electronics to update our camera surveillance system and provide a four year warranty on parts and labor.

The Board will budget for a replacement of the building alarm system in 2027. The system is 23 years old and parts are no longer available for it.

Closed Session: The Board was in closed session from 8:10 pm until 8:45 pm.

Adjourned: 8:50 pm

Recorded by:

Joe Rutigliano
HHCA Secretary