

**Museum Park Umbrella Association**  
**Board of Directors Meeting**  
**January 7, 2010**

- I. Meeting called to order at 6:30pm
- II. Minutes of November meeting were approved.
- III. Financial Report** – Lou Lutz of Legum & Norman Midwest reviewed the November financials in the absence of a Treasurer for the newly constituted Board. The replacement fund stood at \$65,750.62 with operating fund at \$35,362.61. The Board voted unanimously to accept the report.
- IV. New Board Members/New Community Manager-** Bob Trcka thanked the old Board members for their service and introduced new members. Board members present at this meeting were: Joe Paszczyk, Eric Goold, Mary Durham and Sue McErlean.

**Review of 2009 Accomplishments-** Bob Trcka reviewed 2009 activities:

- Blacktop paving project completed. \$30,000.
- East wall elevation sealed. \$13,000
- East wall of Party Room caulked. Developer covered the \$15,000 cost.
- Street pavers addressed until spring. Initial cost \$5,500, balance to follow on completion.
- Party Room tiling completed. \$2,100.
- Rooftop membrane over pool repaired. Negotiations with the developer enabled the Association to save \$30,000.
- Property re-sodded. \$11,000 cost was spread over 11 months.
- Ash Borer problem addressed. All trees treated and trimmed.
- Umbrella management office established at a cost of \$6,000.
- New management company in place as of May 2009.
- New Community Manager hired in May 2009.
- Security established for weekends, special events and holidays. Started New Year's Eve 2009, to work Friday, Saturday and Sunday thereafter.
- New Party Room security policy in place
- Rules updated
- New Umbrella custodian hired, Alex Furundzic.
- New pool signs created

- Child swim class held
- Reserve Study Revised
- Budget has been adjusted to increase reserve fund contributions from \$13,000 per year to \$48,000 per year, accounting for most of the 41.6% increase in budget from 2009 to 2010.
- An audit of the financials for 2007 and 2008 was completed.
- Efforts were stepped up to exterminate rodents and prevent future infestation.
- A bike rack was installed in front of the Mart/Cleaners
- The Game Room sound system was repaired.
- Lighting was improved around the property.

**Management Report** – Community Manager Steve Deshler from Legum & Norman Midwest reviewed ongoing management concerns.

- Code Exterminators reported no signs or rodents in their 12/31/2009 inspection.
- The Umbrella is still trying to start a dialogue with Tower IV about common concerns.
- A proposal of \$2,923.65 for two Clubhouse floor mats was reviewed.
- Clubhouse security has been upgraded with a man on duty from 11pm to 12:30am Friday, Saturday and Sunday nights. His presence on New Year's Eve was a help in moving people from the facility at curfew and curbing excessive behavior.
- City Escape snow removal was explored. The Umbrella has gone through approximately one third of the snow melt material purchased for the season. Man hours were reviewed by the Property manager against the sign in log for crews and the December bill will be adjusted for a savings of \$278.
- Recycling bins were not delivered to the townhomes on schedule due to weather but will be deployed as soon as possible.

**V. Old Business:**

- a. Lou Lutz reviewed the draft audit for the years 2007 and 2008. The Board voted unanimously to accept the draft audit as presented and it is now approved
- b. The board asked the Community Manager to expedite the talks between the umbrella and Tower IV

**VI. New Business:**

- a. Bob Trcka explained efforts to adjust the use of salt by the City escape crews around the property. The Board asked the Community Manager to draft a letter urging townhome owners to keep trash carts in the garage to aid in snow removal.
- b. The board decided that a townhome owner should pay for a replacement for a trash cart that is missing.
- c. Another townhome is being monitored after complaints of dog feces left on the property and also washed onto the common area.

**VII. Homeowners Forum:**

- a. Complaints about cars ignoring the stop sign at 13<sup>th</sup> Street. One owner said the sign is too small. The Board asked the Community Manager to look into a larger sign.

**IX. Meeting adjourned:** Next meeting February 18<sup>th</sup>.