

**Museum Park Umbrella Association
Board of Directors Meeting
October 8, 2009**

- I. Meeting called to order at 7:05 pm
- II. Minutes of September meeting were approved.
- III. **Treasures Report** – Ms. Howard reviewed the latest treasurer’s report. Key items: Expenses were noted as being over budget. The primary reasons being the overrun in our winter snow plowing budget, Capital improvements and reduced Commercial space revenue. Valerie please attach the monthly financials to this document for the record.
- IV. **Management report** – Valerie and Lou presented new report format for tracking projects and activities. They also discussed activities for the past month. Key items: Exterior lighting project is still ongoing. Audit update ongoing – draft due on 10/31. Tower IV issues. New heaters for the pool. Valerie please attach the monthly management log to this document for the record.
- V. **Committee Reports** –
 - Financial** – The Budget for 2010 has been completed and approved. It reflects a 41% increase over 2009. The primary drivers of the 2010 budget are an increase in snow removal funding, increase in funding of reserves and additional onsite support from our management company.
 - Outdoor area** – The street paver project has been completed. The roadway project to repair and seal the asphalt has been completed.
 - Indoor area** – Projects for the year have been completed with the exception of ordering of new heaters for the pool and repair of pool area furniture. Completed projects will be noted in Old Business.
 - Commercial Space** – This is an ongoing discussion as to the feasibility of our current

arrangement to be discussed in more detail in Executive session.

VI. Old Business:

- a. Audit update 10/31/09
- b. Warranty on membrane, re:13th st. in front of Tower III is ongoing.
- c. City recycle program begins in 2010
- d. Pool deck/roof repairs are completed
- e. Tower III light repair reimbursement - ongoing
- f. East wall repairs - completed
- g. Blacktop repairs - completed

VII. New Business:

- a. The clubhouse security proposal was approved.
- b. Rules and regulation changes for 2010 were approved and will be distributed by 1/2010
- c. Exterminator contract was approved.
- d. Tree maintenance contract was approved.
- e. Paver repair project was approved
- f. Issues regarding purchase and storage of salt for Winter snow removal were discussed and agreed upon.

VIII. Homeowners Forum:

- a. A resident asked questions about removal of snow in front of Town Homes.
- b. A resident asked questions about the 2010 recycling program.

IX. Meeting adjourned: Next meeting November 11th.