

Museum Park Umbrella Association
Board of Directors Meeting
November 11, 2009

- I. Meeting called to order at 7:00 pm
- II. Minutes of October 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 were the winter snow plowing budget, Capital improvements and reduction in Commercial space rent. The report was accepted as read by the Board. Valerie/Steve please attach the monthly financials to this document for the record.
- IV. **Management report** – Valerie and Lou Updated the Board on the past months activities and ongoing projects. Key items: Exterior lighting project ongoing. Tower IV issues – TBD. New pool heaters on order. Audit update 11/20. Valerie/Steve please attach the management log to this document for the record.
- V. **Committee Reports** –
Financial – The Budget for 2010 has been approved. In preparing to allocate assessments the managing company noticed an error in assessing costs. That error was corrected and 2010 assessments will be done in accordance with schedule “D” of the declaration. The Board recommended and approved that past errors be corrected during/over the 2010 calendar year.
Outdoor area – Outdoor projects ongoing are the Community lighting project, Tower III exterior lighting and issues with Tower IV. Discussions with the developer regarding their lighting plan are ongoing. Exterior lighting around Tower III stills needs to be addressed, possibly regarding an alternative to the current solution. We are waiting to hear back from Tower IV on a December meeting date.
Indoor area – Projects for the year have been completed with the exception of receipt of pool heaters. A new leak has been discovered by drain and is being addressed.

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 11/20/09
- b. Warranty on membrane, re:13th st. in front of Tower III is ongoing.
- c. City recycle program begins in January 2010 – A memo discussing the plan and its implementation will be distributed to all homeowners.
- d. Tower III light repair reimbursement – ongoing – need to explore a more cost effective solution going forward
- e. Exterminator - ongoing
- f. Pavers repair project – completed
- g. Snow removal – Salt has been purchased and placed around the community. A front loader for the removal of snow has been parked in front of Community center for the winter.
- h. Exterior lighting project – ongoing.
- i. Tower IV meeting TBD.

VII. New Business:

- a. The clubhouse security proposal was approved. Details to be worked out by Property managers and Valerie/Steve.
- b. Mats for the Community center entry way have been ordered.
- c. A new leak by the pool drain and is being addressed.

VIII. Homeowners Forum:

- a. Towing of cars in 30 minute area (enforcement).
- b. Are we as a community taking a green approach toward lighting both interior and exterior?
- c. Commercial space leasing issues – (financial impact).
- d. Additional signage on the property
- e. Designated Handicapped parking and signage.
- f. Exterior lighting projects and their cost.

IX. Meeting adjourned: Next meeting January 7th.

