

**Museum Park Umbrella Association**  
**Board of Directors Meeting**  
**February 18<sup>th</sup>, 2010**

I. Meeting called to order at 6:30pm. Board members present: Bob Trcka, Eric Goold, Sue Mcerlean, Galen Caldwell, Joe Paszczyk, Phil Vitale and Mary Durham.

II. Minutes of the January meeting were approved unanimously.

- **Financial Report** – The Community Manager delivered the financial report. Operating fund cash at \$26,073.30. Reserve fund at \$70,909.18. Only significant variance involves HVAC repair and parts for \$3,532.33 of work on ducting and thermostats in the Market/Cleaners and Clubhouse. The Board unanimously approved the Financials.

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

- The cable television contract with Comcast has been expanded to provide internet service and VOIP telephone and fax service to the management office. Combining the contracts will mean reduced pricing. The Board approved of the change.
- Patching and painting of the Clubhouse is nearly complete with only door jambs and doors remaining to be done.
- Leftover credit card style entry fobs purchased in 2009 have been exchanged with Sonitrol for smaller units that better fit on a key chain. These will be sold as replacements to existing users or to new users for \$50.
- The City of Chicago has sent the Umbrella a bill for driveway permits for three different locations. Association counsel agreed to make contact with the developer to learn more about the issue.
- A flyer was produced and sent to Tower managers to post regarding security policies for watching the Super Bowl in the Clubhouse Gameroom. The note was also posted in the

Gameroom and the Umbrella bulletin board in the Clubhouse entry.

### **III. Old Business:**

- a. Recycling update: An extra pick-up day was added to the recycling schedule for Tower I, II and III due to overflow of dumpsters.
- b. Code Pest Control Reports no evidence of rodents. Snap traps were buried in snow and could not be observed.
- c. Bob Trcka was able to meet with Board members from Tower IV in an effort to improve communication and cooperation. Issues discussed included a new stop sign at 13<sup>th</sup> St. and Prairie provided by Tower IV, snow removal on 13<sup>th</sup> St., holiday security and parking problems on Prairie and 13<sup>th</sup> St.
- d. The Board approved a bid from Cintas to provide logo mats for the Clubhouse entry and elevator cab.
- e. Clubhouse security has improved since the hiring of a guard for weekends and holidays. No new incidents or violations have been reported.
- f. Due to a break in the weather and improved spreading methods the use of salt in snow removal efforts was much reduced in January and February.
- g. Mitsubishi has yet to arrange repairs on the elevator cab door which happened on a service call. Bids will be obtained for the work and charged back to Mitsubishi if the work isn't promptly scheduled.

### **IV. New Business:**

- a. The Board voted to table the issue of west wall repairs until all bids include painting of the ventilation grates on the south half of the elevation.
- b. Pool heaters are still being evaluated by the vendor. The Board wants the issue settled as soon as possible so that all pool issues are resolved well before the season begins.
- c. The Board voted to table the issue of fire stop maintenance in the Clubhouse building until bids can be refined.

- d. The Board approved of the general outlines of plans for a Block Party on June 5<sup>th</sup> in the part of Prairie Ave. between the Tower II and III garages. Board members will contribute ideas and time as the project develops with the goal to make the party pay for itself by charging vendors for booth space.
- e. The Board approved of an Umbrella web site created and maintained by the Community Manager, mpeua.com.
- f. The Board approved of a marketing effort to promote the rental of the Party Room facility. Brochures will be placed at the front desks of the Towers if approved by their management.
- g. The Board approved the purchase of four new, standard size stop signs to improve traffic flow and safety in the development.
- h. The Board voted on officers, with unanimous approval for the following:
  - President: Bob Trcka
  - Vice President: Phil Vitale
  - Treasurer: Sue Mcerlean
  - Secretary: Joe Paszczyk

**V. Homeowners Forum:**

- a. Questions about the added stop signs and drainage issues in certain intersections around the property.

**IX. Meeting adjourned: Next meeting TBD**