

**Museum Park East Umbrella Association**  
**MINUTES FROM BOARD OF DIRECTORS MEETING**  
**Thursday April 1st, 2010**  
**6:30 pm**

**Club House Meeting Room**

- I. **Call to Order AT 6:35 Directors present: Bob Trcka, Joe Paszczyk, Eric Goold, Galen Caldwell, Sue Mcerlean and Mary Durham.**
- II. **Minutes from the February 18<sup>th</sup>, 2010 meeting were approved**
- III. **Financial Report**  
**Lou Lutz of Legum&Norman presented the financial report. Year to date totals for snow removal and electricity are under budgeted amounts.**
- IV. **Management Report**
  - a. **Web site flyers were distributed to TWR I, II and III as well as the Museum Pointe web site to publicize the launch of the Umbrella site.**
  - b. **Party Room Brochures to market the facility have been distributed to the Towers. Party Room revenue is up for the first three months of 2010.**
  - c. **Men's room sinks are being re-glazed and the drain assemblies replaced to improve appearance.**
  - d. **An extra day of recycling has been added for the Towers and this has cut down on the overflow problem.**
  - e. **Code Pest Control has placed traps outside the entrance to Tower I. No activity has been found.**
  - f. **Clubhouse painting has been completed. Kick plates have been added to the rest room doors.**
  - g. **New hinges have been received to repair the Party Room oven doors.**
  - h. **Bids will be secured for the reupholstering of Party Room chairs.**
  - i. **1319-1325 Prairie trash pick-up has been improved. The four residences are sharing two recycle bins and two trash bins.**
- V. **Old Business**
  - a. **Clubhouse logo mats from Cintas have been delivered. Property Manager will explore pricing for two additional.**
  - b. **With the exception of two incidents Clubhouse security concerns have been improved.**
  - c. **Snow removal costs came out significantly under budget for the winter season.**
  - d. **The Board voted to table the repair and maintenance of the west wall of the Clubhouse pending a review of bids and recommendations from KGH. KGH will also examine the proposed painting of the ventilation louvers. The Board voted to approve a \$4,095 proposal from The Premiere Companies to perform fire stop sealing in the third floor of the Tower II garage, which abuts the Clubhouse.**

- e. The Property Manager reported that four new stop signs have been ordered for the property.
  - f. The Property Manager reported that plans for the Block Party are ongoing with more effort going in to recruiting paying vendors.
  - g. The Pool heating elements have been repaired.
- VI. The Board voted to approve the purchase of a new pool vacuum for \$1,995. The Board had previously approved the purchase of a smaller residential unit but on recommendation of the supplier have opted to purchase a unit more in line with a commercial application.**
- VII. New Business**
- a. The Board discussed a water bill received from the City of Chicago reaching back five years. The Board President has discussed the issue with the developer Carl Groesbeck. The investigation will continue. The Umbrella has asked the City for a reading of the meter in question.
  - b. The Board approved the proposal from City Escape for 2010 landscape services. The base contract is for \$7,720.
  - c. The Board approved the \$3,750 audit proposal from Picker & Associates for a 2009 audit.
  - d. Sue Mcerlean explained to the Board certain difficulties townhome owners are having with trash bins. The Property manager will look into smaller recycling bins.
  - e. The Property Manager reported that Pavement Systems has been to the property to survey the effect of winter weather on last year's patching project. They will return in warmer weather to examine the driveways and estimate repair and maintenance costs.
  - f. The Board approved the holding of swimming lessons for children provided by the Jewish Community Center of Hyde Park. The Board does want input on scheduling and an explanation of costs.
  - g. The Board President shared with the other members details of his meeting with the developer in regard to embedded lighting problems at Tower III. The lights have shorted out due to water infiltration and have disabled two street lamps on the same circuit. The suggested remedy is to remove the embedded fixtures and bury the connections in the concrete sidewalk, run a new circuit to the street lamps and install new lighting on the side of Tower III. The developer is to provide a site plan for lighting so the Board can determine what improvements should be made on the rest of the property. There was also discussion of soil settling around Tower I and the landscape contractor will look at this issue.
- VIII. Homeowner's Forum**  
Homeowners had questions about stop sign installation and driveway permits required by the City of Chicago.
- IX. Next Open Meeting Date April 29<sup>th</sup>.**
- X. Adjournment**