

Museum Park East Umbrella Association
BOARD OF DIRECTORS MEETING

Minutes

Thursday April 29th, 2010

6:30 pm

Club House Meeting Room

- I. Call to Order.
Board members present Bob Trcka, Eric Goold Mary Durham, Galen Caldwell and Sue Mcerlean.
- II. Minutes approved from the 4/1/10 meeting
- III. Financial Report
Lou Lutz of Legum&Norman reported on the March 2010 financials. Income Year-to-date is within \$1,000 of projected. Expenses YTD are under budget. This does not take into account water bill adjustments going forward. Financials were approved.
- IV. Management Report delivered by Community Manager Steve Deshler
 1. The Board approved a small expenditure for a wireless access point to provide WI-FI service at the pool.
- V. Old Business
 - a. Clubhouse security: No incidents in the Clubhouse for the period.
 - b. The Board approved a motion to have KGH refigure its proposal for developing RFPs for west wall masonry and metal painting work to include project supervision.
 - c. The Board approved a payment plan worked out with the City of Chicago Water Department on a bill which the Association received for the first time in February. The bill had been going to the wrong address but had grown to \$25,620.36, including penalties. After negotiations the penalties were removed, leaving \$20,478.46 which was further reduced after a 25% (usually 1/3 is required) down payment. The plan spreads over 24 months the \$15,090.97 balance owing. Payments are to be \$628.79 per month by coupon book.
 - d. The Board approved a motion to replace the large recycle bins used by the townhomes with smaller units which will fit inside the garages. Townhome owner wishing to retain the larger bins must keep them inside the garage. A second day of pick-up will be added for townhome recycling.
 - e. The Board approved 2010 swimming lessons to be provided by the Jewish Community Center of Hyde Park. Lessons will start the week of June 21st with a Wednesday class. There will be 10 slots available for Parent-tot classes for children under 3 years old and 6 slots for young children 3-6 years old. Lesson classes will be filled on a first-come first-served basis

with applications submitted to the Community Manager. An extra day may be added if demand is great enough.

- f. The Board voted to have the Community Manager contact CDOT regarding standards for installing stop signs purchased for the property.

VI. New Business

- a. The Board approved a proposal from City Escape for spring landscape work to include: replacing dead sod, replacing mulch and filling pool deck planter boxes with soil and plant material. Total cost approved is \$18,022.00.
- b. The Board approved a proposal from Pavement Systems for repair and maintenance of the driveway asphalt around Tower I. Total cost approved: \$1,440.00.
- c. The Board voted to approve a renewal of the Workman's Compensation Insurance coverage through Mesirow Financial and the underwriter Ace USA for \$2,175.00.

VII. Homeowner's Forum

VIII. Next Open Meeting Date Tuesday May 27

IX. Adjournment