

Museum Park Umbrella Association
Board of Directors Meeting
May 27, 2009

- I. Meeting called to order at 6:35 pm
- II. Minutes of April 23rd meeting were approved.
- III. **Treasures Report** – Ms. Howard reviewed the latest treasurer’s report. Expenses were noted as being \$13,000. Over budget. The primary reason being the overrun in our winter snow plowing budget. 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. Valerie please attach the monthly management log to this document for the record.
- V. **Committee Reports** –
 - Financial** – Peter and Jacqueline discussed the Reserve study. There are many questions as to some of the numbers and how to fund. It was determined we would meet with KGH representative for clarification. Then we would develop a plan for funding needs identified in the study.
 - Outdoor area** – Mary and Joe stated the landscaping project for the year is complete. Ongoing maintenance will continue. Bids are in for the repaving project. Bids are out for paver repair and replacement. Bids are out for street light repair/replacement.
 - Indoor area** – Eric and Phil stated the pool area repairs are ongoing and we hope to have access to the pool for residents by June 24th. The office for our management representative has been built. The task of supplying office furniture and equipment is

in progress. The repairs needed for the floor in the Clubhouse facility were discussed, bids to go out.

Commercial Space – Bob discussed the new contract arrangement with our renters. He also talked about upcoming financial reports to be provided by lessee. He also discussed ongoing discussions with Enterprise regarding repairs to roof and pool area.

VI. Old Business:

- a. Ratification vote for management office was approved.
- b. Ratification vote for new Management Company was approved.
- c. Ratification vote for modified lease was approved.
- d. Ratification vote for removal of fence on north edge of pool deck was approved.
- e. Developer updates – discussed in Committee reports.
- f. Pool deck/Roof repairs discussed in committee reports.
- g. Clubhouse repairs – Buckled floor repair options discussed. Cost options to be reviewed.
- h. Stop sign – Addition of stop sign on west bound 13th street. at Prairie to be discussed with Tower IV.
- i. City recycle program – Still being reviewed.

VII. New Business:

- a. There was a discussion regarding the children's swim program for 2009. The Board voted to approve the program for the fourth year.
- b. The Board reviewed the bids for the Black top project. Pavement Systems was selected by the Board as the Supplier to perform the work.
- c. Bob discussed the possibility of WIFI availability in the Clubhouse area. He will continue to review actions needed to provide this service.

VIII. Homeowners Forum:

- a. A Tower I resident asked if we could approach Tower IV about access to there pool while ours is being repaired.

- b.** A suggestion was made to have the power turned off automatically to the game room at midnight to discourage use after closing time.
- c.** A speed bump versus a stop sign was suggested as a solution to the Stop sign issue.
- d.** A resident suggested we replace pavers with a new permeable/porous paver.
- e.** A resident asked how we were going to deal with access to Town home garages during repaving.
- f.** A resident asked about guest parking.
- g.** A resident asked about installing a bike parking rack.

IX. Meeting adjourned: Next meeting June 25th.