

Museum Park Umbrella Association
Board of Directors Meeting
June 25, 2009

- I. Meeting called to order at 7:00 pm
- II. Minutes of May 27th meeting were approved.
- III. **Treasures Report** – This months report was given by Lou Lutz. There was nothing unusual to report and the report was approved as given. Valerie please attach the monthly financials to this document for the record.
- IV. **Management report** – Lou presented current list of projects and activities. He specifically discussed the scope development for the East wall project. This project was discussed and approved by the Board to move forward with KGH. Lou also brought up the Pavement systems update. The Board discussed the additional project costs and approved the additional expenditure with the addition of a not to exceed clause. Valerie please attach the monthly management log to this document for the record.
- V. **Committee Reports** –
 - Financial** – Peter and Jacqueline discussed the Reserve study meeting they had with KGH. There are still questions that need clarification. This review is ongoing. Then a plan will be developed for funding needs identified in the study.
 - Outdoor area** – The repaving project has been approved to move forward. Bids are out for paver repair and replacement. Street light replacement bids are in. This is on hold while we consider low profile lights. Bob stated the flower boxes on the East wall will not be installed until after the East wall project is completed. Bob also noted there is plant growth encroachment from the Park and Town homes around Webster Park.

Indoor area – The pool opened on June 15th. WIFI and Valerie's access to internet will have to be provided by us. We can not piggyback off the stores access. Most of Valerie's office equipment has been purchased. Project is still ongoing.

Commercial Space – Commercial renters report/update do soon. The revised rental agreement is on track. We need to have discussions with Tower IV Board regarding on several issues (ie: sharing costs, snow removal and pavers, street lighting, parking, stop sign and other issues. The recycling issue needs to be moved forward.

VI. Old Business:

- a. Stop sign on 13th street to be discussed with TowerIV board.
- b. City recycle program. Still TBD.
- c. Sod watering at Tower III resolved per Phil.
- d. Pool Deck/Roof repairs completed.
- e. Refreshed bid on Blacktop project – discussed and approved with cap.
- f. WIFI project ongoing.
- g. The board ratified Valerie's office furniture purchase.
- h. Approval of bike rack ongoing.
- i. Approval of street light bid tabled to consider other options.

VII. New Business:

- a. Security for July 3rd and 4th set up.
- b. The Board approved the purchase of Umbrella radios.
- c. Property manager/ Pool attendant parking spaces needed. Options are being explored including street passes and space availability in Towers.
- d. Clubhouse HVAC will be monitored for future action if needed.
- e. Motion to approve additional office equipment for Valerie (not to exceed \$1600.)

- f. Eric to get quote for shades. (Valerie's office)
- g. Jacqueline presented a proposal for the onsite Manager incidental checking account. The Board approved the account and guidelines. Valerie please attach this document for the record.

VIII. Homeowners Forum:

- a. A resident asked if we could supply security on the 5th of July. It was discussed and determined not to be needed. Doorman will closely monitor short term parking spaces on that day
- b. On site Farmers Market. TBD
- c. Possible garage leak to be reviewed by Bob.

IX. Meeting adjourned: Next meeting July 23rd.

The Board then went into Executive session.

Joe Flavin resigned his Board position. Effective immediately.