

**Museum Park Lofts -1 Condominium Association
BOARD OF DIRECTORS MEETING MINUTES
MP Loft Fitness Room – April 15, 2009**

Present: Laura Alexander, Lou B., Lindsie Miller, Russ Petro, Dean Valentine, Rich Zielinski

- I. Call to Order** - Lou called meeting to order at 7:32 pm
 - II. Approval of February Meeting Minutes**- Dean moves to approve minutes, Russ seconds, passes 4-0
 - III. President's Report**
 - A. 2008 Audit**
 - 1) Should be receiving audit results in the next month
 - B. 2009 Insurance**
 - 1) Passed motion via email to ratify Meisirow as new Insurance agency, Lou motions and Russ seconds, carries 4-0
 - C. Rental Occupancy Update**
 - 1) Lou proposes to call a vote and then work to make changes to the handbook to address the background check policy for renters- Vote on 5/20 for office vote, Lou motions, Russ seconds, carries, 4-0
 - D. Enterprise Lawsuit Update**
 - 1) Seeking monetary settlement to repair balconies, seal the garage floor and several other minor expenses. Suit is available in the management office
 - E. Critical Façade Inspection**
 - 1) BTC provided a schedule of repairs but not an estimate to cover required changes and then a separate one for recommended repairs, Laura to obtain bid proposals for June meeting
 - F. Landscaping Proposals**
 - 1) Clarence David & Co = \$4500for sod replacement + \$5200 for flowers under overhang
 - 2) Laura to follow up with contractor for a fence estimate
 - IV. Treasurer's Report**
 - V. Management Report**
 - A. Generator Repair**
 - B. Steam cleaned all the carpeting**
 - C. Quarterly cleaning of lobby floor**
 - D. Wood panel in elevator maintained**
 - E. Unit owners need to submit their proof of insurance to the Management office when it expires or a fine will be levied**
 - F. Lock outs are NOT an emergency, the building engineer or property manager can be reached via the buzzer in the front lobby**
 - G. Association insurance is on website if you are refinancing or selling your home**
 - H. Make sure your assessment is going to the correct PO Box**
 - I. Window washing will happen in May**
 - J. Re-sodding will happen shortly**
 - K. Water on the balconies on the 14th floor**
 - VI. New Business**
 - A. Comcast Cable for Exercise Room**
 - 1) Lou moves, Dean seconds, passes 4-0
 - B. Board looking at a bulk package for internet and cable from AT&T**
 - C. Lou announces resignation, Russ to temporarily fill President's role, Board to appoint someone to fill position until elections in November**
 - D. Next meeting: June 17, 2009**
- Adjournment**
- E. Adjourn at 8:32pm**

Submitted by: Lindsie Miller
Board Secretary