

DAKOTA LOFTS
Management Meeting
February 6, 2001

MINUTES

Members Present: Bob Feldott, Bill Kriegbaum, Matt Smith, Jacob Nuttal and John Greene.

I. Called to Order

Bob Feldott welcomed everyone and called the meeting to order.

II. Financial Report

John Greene reviewed the financial report with the committee. The Board approved the financial report as presented.

III. Elect Officers

There was a motion made to elect Bob Feldott as President, Bill Kriegbaum as Vice – President, Matt Smith as Treasurer and Jacob Nuttall as Secretary. All members presented approved of these nominations.

IV. Old Business

A. Set Parking Policy

Vehicles will be towed at the owners' expense if they are parked in the no parking zones, and in other tenant parking other than ones allocated to residents. If vehicles are parked longer than 30 minutes in the loading zone they will be towed. Visitors that park in visitor parking must post in their car window, the unit number which they are visiting, the telephone number of the unit, the time they arrived and when they are leaving. If the notice is not in their window then their vehicle can be towed at anytime. Matt Smith said that he would oversee the parking and contact a company to tow vehicles when needed. The parking policy needs to include the Declaration section on parking. When the parking policy is completed it needs to be distributed to all Homeowners.

B. Review Upper Parking Structure

There has been a concern that the upper parking structure is cracking prematurely. John Greene met with Rich Hall who is the representative for the developer. Rich said that he had documents from engineers who have inspected the parking structure and what the Association would need to do to repair the structure. The Committee would like to begin legal action against the company that installed and designed the parking structure. John Greene will contact James Blakesley, the Attorney and give James the information so he can send letters out to these companies stating that legal action will begin unless the parking structure is repaired. The Committee approved

to begin with \$1000 for the legal costs.

C. Recording Parking Stalls With The City

John Greene said that he has the survey of the parking stalls with the numbers. The Committee approved to have John Greene contact the Attorney so he can get the parking stalls recorded with the city. The Committee approved to use \$2000 for Attorney fees.

IV. Management Report

A. Establish House Rules

The Committee will establish the house rules for Dakota Lofts. Each member will put together a set of rules that they feel is needed. At the next meeting the Committee will discuss these ideas and will establish house rules for the residents of Dakota Lofts. The house rules will be distributed to all tenants in the complex.

B. Landscaping Upgrading

This will be discussed in the next meeting. There are small grass areas in the parking structure that the Committee will discuss whether they should be covered with asphalt to eliminate maintenance and the Committee will discuss adding trees.

C. Painting The Hallways

John Greene said that the hallways needed to be painted. The Committee approved to have bids on the hallways and these will be presented at the next meeting. The Management Committee said that they would like the color changed in the hallways.

D. Pest Control

The Committee said that there were bugs and cockroaches in the storage area. They would like **CPI** to contact a exterminator to eliminate these bugs.

Committee Reports

A. Bob Feldott said that outside noise is easily heard from his unit. He proposed to box in the air duct that is located in the lobby and ends at his unit. Bob will pay to have it sheet rocked and painted to close it to eliminate the noise. All members present approved of this. Bob also mentioned that outside of his door on the east side, there is water that drips in front of his door. He would like this repaired to eliminate ice and water build up in front of his door. A catch base would be a possibility, which would eliminate the problem. In addition, there is water entering under his threshold that needs to be sealed. John Greene will have this done.

B. The Committee would like **CPI** to get a message board to be placed across from the mailboxes in the lobby, above the garbage can. This will be a corkboard where Homeowners can place messages.

- C.** The Committee would like a letter sent to Robert Wright to have his Salon sign removed and to repair the holes. In addition, he needs to clean up after his dog.
- D.** The Committee discussed the possibility to let the Homeowners rent their units out for two weeks for the Olympics even though it does not coincide with the Declaration. There is also a concern for security in the parking area. This will be review towards the time of the Olympics.
- E.** The Committee would like information sent through email i.e. minutes, correspondence and other items. Email information will be given to CPI to be used in the future.
- F.** There is a parking space in the visitor parking that is located in the further north parking spot near the gates. The Committee would like a sign stating that compact cars only and all others will be towed.
- G.** There was a concern regarding For Sale and Rent signs placed in the common areas. Bill Kriegbaum will review For Sale and Rent signs as they are stated in the Declarations and will have an update for the next meeting.
- H.** Matt Smith mentioned that the cleaning company needs to improve their services. He will put together a cleaning list for the company i.e. cleaning stairways, doors, elevators, light fixtures, etc. This list will be given to the cleaning company. A cleaning schedule will be put together for the company as well. The Committee would like a journal for the cleaning company so they can sign in and out when they clean the building.
- I.** There was a question regarding the Questar deposit and if it was returned to Dakota Lofts. **CPI** will review this.
- J.** There was a question on the capital reserve account. In the Declaration it states that there needs to be specific account for the capital reserve. The capital reserve account will be established as the American Investment, which is \$25, 543.79.
- K.** There was a concern regarding the Homeowners that are behind in their maintenance fees. The policy to place a lien on a property is the Homeowner needs to be \$300 delinquent or 90 days behind on their fees. The Committee will review this matter for other options to collect the fees.
- L.** The Committee would like **CPI** to send a letter sent to all Homeowners stating that all pets need to be on a leash at all times. In addition, all Owners need to clean up after their pets or a fine of \$50 will be enforced.
- M.** John Greene also said that last summer the lower garage was extremely hot. He suggested that fans be installed to circulate the air through the garage to eliminate the

heat. The Committee would like **CPI** to get a bid on having these fans installed.

N. John Greene mentioned that Chuck Gardner who is the plumber for the complex has a system that he can put on the pipes that will eliminate lime deposit buildup. This system is called Triangular Wave Technologies. The bid was approximately \$3975 to be installed. This will extend the life on the air conditioning units, will remove the lime deposits from the pipes, and produce soft water. The Committee will review this and discuss it in future meetings.

V. **Adjournment**

There being no further business the meeting was adjourned. The next meeting is scheduled for **March 5 at 6:30 p.m.** in Bill Kriegbaums unit.