

DAKOTA LOFTS
Management Meeting
March 5, 2001

MINUTES

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

I. Called to Order

Bob Feldott welcomed everyone and called the meeting to order. Minutes from the February 6, 2001 were approved.

II. Guest / Chuck Gardner

Chuck Gardner presented a presentation on the Microprocessor deposit control system. This system helps to eliminate lime and mineral build up of deposits and conditions the water. Chucks price to install this system is \$3900. The Committee will review this and make a decision by the next meeting.

III. Financial Report

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

IV. Old Business

A. Review Upper Parking Structure

The Committee agreed for the Attorney to proceed with the letter for Westside Development. This letter will state that they must pay for the upper parking treatment to prevent the parking area from deteriorating and cracking. The Attorney noted in his letter to the Management Committee that the Committee and the Association cannot sue the engineer's, architects and other companies that have worked on the upper parking. The Association can sue the developer. To remedy the problems with the cement upper parking structure.

B. Recording Parking Stalls With The City

The Attorney is in the process of recording the parking stalls and should be recorded by next week.

C. Bid On Painting Hallways

Brad from Sunpainters submitted a bid to paint all the hallways, doors, and trims around the doors. The bid came in at \$3450 and the bid to sheet rock the center block area on

the main floor, which is south of the elevator, came in at \$540. The Committee approved to have Brad do the painting. The Committee would like some samples to have each floor painted a different color. Brad will supply various samples for the Committee to approve.

D. Message Board In The Lobby

The Committee is pleased with the message board.

E. Review House Rules

Matt Smith said that he can scan the house rules that were given to Bob from another Association. Matt will scan the house rules and email them to the Management Committee so they can review the house rules. These house rules will be reviewed at the next meeting.

F. Review Landscape Upgrades

The Management Committee would like to eliminate the grass that is located in-between the ramp going down to the lower parking and the ramp going up the upper parking. In addition, there is a triangular grass area by Matt Smith's parking that the Committee would like to replace with concrete or brick. This will be reviewed in the near future. The Committee has decided that they will not add trees to the complex.

G. Cleaning Company

Matt Smith put together a schedule for the cleaning company. The company cleans three days a week. Every time they clean the Committee would like the lobby glass, lobby phone, elevators, hallways, and fire extinguishers cleaned. And trash picked up around the building. Any broken doors or holes in the walls need to be reported to Cirrus Properties, Inc. In addition, the Committee would like the cleaning company to mop the floors once a week, sweep and mop inside the stairways, wipe stairways railings, sweep outside stairwells and clean the tops of the pipes in the halls. Monthly they will hose down the parking lot. Matt said that there needs to be a yearly maintenance schedule which will consist of pressure washing the stairways and the parking lots, clean drains in the parking lot, clean windows, clean the AC units and there is a possibility in the near future to pressure wash the building. Matt will get this list ready and give it to Cirrus Properties, who in return will review the cleaning list with the cleaning company.

H. Sign Removal From Robert Wright's Unit

Stacey Wright contacted Bob and said that they are moving from the building and are possibly going to lease their unit or open the hair salon business. Bob said that he would like CPI to send a letter to the Wright's stating that they need to propose a plan on their intentions with the sign in the future.

I. Review Of Fore Sale / Rent Signs

Bill reviewed this policy and proposed to install a 40 X 40 sign that will be attached to the southeast fence. This sign will read “Dakota Lofts Condominium” with the address and below this will be six slots for “For Sale or Rent Signs” so the individuals who would like to sale or rent their unit can give the information to CPI so they can be posted. John Greene will contact a sign company and present the plans for the next meeting.

V. Committee Reports

- A.** Jacob Nuttall had talked with the city about getting residential parking. The city said that was not an option at this point and since Dakota Lofts has their own parking. John Greene will contact Gordan Hate to review this situation.
- B.** The Committee would like the west gate and the sixth floor re-keyed, so it fits the master key. In addition, they would like a metal bar placed on the west gates so people cannot reach through or on top to unlock the gate from the outside.
- C.** The Committee said that the door entry into the complex on the east side is relatively easy to open. The Committee would like **CPI** to contact Vortex and have them secure the door more tightly.
- D.** Utah Power was going to remove Relm’s meters through a court order. This was to take place a month ago but Relm’s had got a last minute stay from the courts stating that for the present time their meters will stay at Dakota Lofts. The Committee questioned if the Association had say on which company they would like to meter the power or gas. And can Utah Power with a court order come in and remove the meters and place their meters in without the Homeowners permission? Relm’s sent a letter to the court stating that they represent the Dakota Lofts Homeowner’s Association and was given the authority to have their meters installed. John Greene will contact a utility law attorney to see what the rights the Association has.
- E.** The Committee would like to know when the waste removal contract is due. There are presently two companies that are servicing the waste removal. The Committee would like one company for the waste removal. John will find out the status of the contracts.

VI. Adjournment

There being no further business the meeting was adjourned. The next meeting is scheduled for **Monday, April 2, 2001 at 7:00 p.m.** in Bill Kriegbaums unit.