

**DAKOTA LOFTS**  
**Management Meeting**  
**May 7, 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 April 2, 2001 were approved.

**II. Guest – Steve Bates**

Steve is a Homeowner and is concerned about the color yellow that is going to be painted in the hallway. After discussing this issue with the Committee he agreed that other Homeowners living on his floor like the color and Steve would support this decision made by the Committee.

**III. Financial Report**

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

**IV. Old Business**

**A. Painting Hallways**

The painters have begun painting the hallways.

**B. Review House Rules**

Bill and Matt have put together a section of House Rules that was presented to the Management Committee. The Committee will review this new section and discuss this at the next meeting.

**C. Cleaning Company Schedule**

Matt has put together a cleaning schedule that Cirrus Properties has given to the given cleaning company. This schedule will be used each time the cleaning company cleans Dakota Lofts.

**D. For Sale / Rent Sign On The Southeast Side**

Matt had put together some ideas for the For Sale / Rent sign and presented it to the Committee. The Management Committee approved this. CPI will submitted this to a

sign company to have the sign made.

#### **E. Update On Parking Structure**

There was a meeting held in April in which the Architects, Developer, Engineers, Associations Attorney, John Greene and Bob Feldott attended this meeting. Ned Harden who was hired by the Association, said that the structure is deteriorating more than it should. Ned would like some calculations from the architects to see if the special inspections from the city were approved. There will be a meeting in a few weeks after this information is put together.

#### **V. Management Reports**

##### **A. Review Lower South Garage Door**

This door is constantly being damaged and is costing the Association money. CPI contacted Crawford Door and they presented a garage door that is a high rubber plastic door that can be bumped into without damaging it and can be open and closed quickly. The cost of this door is approximately \$9,000. Vortex submitted a bid for a steel door for \$5,000. The Committee had questions regarding the steel door and the one from Crawford Doors i.e. if the steel door was hit and damaged, could it be replaced easily, how secure is the door from Crawford Doors, can a Stanley garage door opener open the door from Crawford Door or would the Association have to get new garage door openers, etc. CPI will get some more information from these companies regarding the doors. The Committee approved to get a new garage door that did not exceed \$10,000.

##### **B. Review Numbering For Unit Doors**

CPI provided some samples for numbering on the doors. Steel plates cost approximately \$10.00 per number, PVC with metal front are approximately \$8.00 per number; other plaques are approximately \$50.00 per door. The Committee felt that these were too costly and would like CPI to get a few other bids from different companies.

#### **VI. Committee Reports**

- A.** The Committee would like CPI to get a bid on power washing the entire building.
- B.** The Committee approved for Matt Smith to get a web site name for the Association. This name will be dakotalofts.com.
- C.** The Committee would like CPI to purchase new light bulbs to be installed in the hallways. In addition, they would like to install lights above every elevator. CPI will look into this.
- D.** The Committee would like CPI to send a letter to Robert Wright stating that they have two weeks to remove the sign or it will be removed by the Association at their

cost.

- E. Jacob Nuttall said that he had attended a few of the meetings regarding the parking on 400 West. The Committee approved to have Jacob represent Dakota Lofts for any city meetings.
  
- F. The Committee approved to have the lower South gate repaired if it was under \$300.00. In addition, the northwest gate needs to have a metal panel placed on it and needs to be rekeyed so Homeowners can use their key to get in.
  
- G. The Committee would like to replace the two grass triangle sections with pavers that match the building.
  
- H. The AC unit in the lower garage on the south side has no bar in front of it. The Committee would like CPI to have someone install a bar in front of the AC unit.
  
- I. The Committee would like CPI to have someone come out and repair the dumpster doors so they do not drag on the asphalt. In addition they would like to install a latch on the dumpster doors so it is easier to open and close.
  
- J. CPI presented an open issues log. These are items that have been discussed and current issues. In addition CPI presented a contract to the Committee for Chuck Gardner to install the electronic wave mechanism that eliminates lime build up on the pipes. The Committee approved for this to be installed.

## **VII. Adjournment**

There being no further business the meeting was adjourned. The next meeting is scheduled for **Monday, June 4, 2001 at 7:00 p.m.** in Bill Kriegbaums unit.