

**DAKOTA LOFTS**  
**Management Meeting**  
**October 1, 2001**

**MINUTES**

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

**I. Called to Order**

Bill Kriegbaum welcomed everyone and called the meeting to order.

**II. Minutes Approved**

There were a few corrections in the August minutes. VI (Committee reports), section (A), Olympic rentals, in this section it states that Olympic rentals would be for one month. However, there was no discussion regarding the time frame of the rentals. In addition, Homeowners may use whom they would for the rental of their property. They do not need to use Caldwell Banker.

**III. Financial Report**

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

**IV. 2002 Annual Budget Preparations / Annual Meeting**

The budget will be put together in November by CPI and then presented to the Management Committee to be corrected. The date for the Annual meeting is scheduled for January 15, 2001 at 7:00 p.m. A location for the Annual meeting has not yet been announced. There will be three openings on the Board for 2002.

**V. Continuing Major Issues**

**A. Parking Structure**

After Bill met with the Attorney he generated which was sent to all Homeowners regarding problems with the parking structure. Ned Hardin said the parking structure could collapse if there was a full load of weight on at one time. The Committee would like written documentation on his findings and conclusions. In addition, they would like Ned to detail his hours on his invoice. A motion was made to spend up to \$15,000 for legal fees. All members approved this motion. The Committee would like a second opinion from an Engineer regarding the parking structure. The Attorney recommends Web who is an Engineering group. The Committee agreed to spend up to \$5,000 for a

second opinion for the parking structure.

**A. Recommended Board Resolution**

A motion was made to accept the recommended board resolution statement “The Dakota Lofts Association Board of Directors instigated action to determine the cause and responsibility for excessive cracking and water leakage in the attached parking structure. Technical investigation has revealed a potential problem of structural integrity of the structure, which possibly could be a life safety issue. Therefore, the Board of Directors will fully execute their responsibility to pursue all appropriate technical and legal avenues to ascertain the extent of the problem, possible remedies, and legal and financial responsibility, with full consideration for the protection of life and property, and protection of the financial interests of the property owners. The Committee approved this motion.

**B. Parking Assignments**

Next year parking assignments will be recorded with the city or it will be recorded when the parking structure issue is resolved. The Committee would like the parking assignment information kept in CPI’s office. CPI will get this information from James Blakesley.

**C. For Sale / Rent Signs**

CPI is continuing to get this sign from Sign Pro. Sign Pro has had several people leave the company and the process has been slow in creating the For sale / rent sign.

**D. Lower Garage Door**

The new door will be installed the first week of October.

**E. List of Renters**

CPI will get a list of renter’s at Dakota Lofts for the next meeting.

**F. List of Deviation Requests**

Bill will put together this list.

**G. Routine Issue List**

Cirrus’s professional management sign needs to be installed in the lobby area. The west gate will be re-coded and then the new code will be given to the Committee. The north side stairway door trim was painted and the Committee would like the south stairway trim painted as well. CPI will ask Chuck Gardner if the water treatment installation was installed.

**VII. Committee Reports**

- A.** Presently, the Committee feels that the cleaning company is not doing their job completely. The Committee would like CPI to get a few bids for this job.

- B. A motion was made to have RJ Neil with R Handyman Service provide maintenance services to Dakota Lofts. Items costing more than \$250 will need to be approved by the Committee.
- C. The Committee would like Utah Clean to come out and clean the green awnings on the south, west and east side of the building.
- D. The Committee would like the long distance service for the telephone disconnected.
- E. All minutes will be emailed to Bill for approval before distributed to the rest of the Board members.

#### **VIII. Adjournment**

There being no further business the meeting was adjourned. The next meeting is scheduled for **November 1, 2001 at 7:00 p.m.** in Bill Kriegbaums unit.