

DAKOTA LOFTS
Management Meeting
January 7, 2002

MINUTES

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

I. Called to Order

Bill Kriegbaum welcomed everyone and called the meeting to order.

II. Minutes Approved

Minutes from the December 2001 were approved as presented.

III. Financial Report

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

IV. Nomination of Bob Feldott

The Board proposed the nomination of Bob Feldott to fill Bill Holbrook's position for the remainder of the term. The nomination was made by Matt Smith, Jacob Nuttall seconded and the motion carried unanimously.

V. 2002 Annual Budget preparation

Matt Smith is in the final stages of preparing the 2002 Budget proposal. The board will meet on Monday, January 14 2002 to finalize the Budget.

VI. 2002 Annual Owners Meeting Preparation

A. Date and Location

The 2002 Annual Meeting will be held on Tuesday, January 15, 2002 at the former Lakota Restaurant. The meeting is to start at 7:00 PM.

B. Recommendations for Board Members

The following individuals were recommended for the 2002 Board: Matt Smith, Todd Downer, Bob Feldott and Hank Louis.

C. Review of Annual Meeting Agenda

The Board reviewed a draft of the Annual Meeting Agenda that was prepared by Bill Kriegbaum. Agenda Items were assigned to each Board member for presentation at the Annual Meeting. Bill Kriegbaum will finalize the Agenda and email it to CPI.

VII. Guests

Hank Louis met with the Board to discuss his concerns about his parking space. The Board would like CPI, Inc. to contact RJ for a bid on placing a steel post in front of the A/C unit that occupies the front of his parking space. Until then, Matt Smith (305) will be trading parking spaces with Hank Louis (508).

VIII. Continuing Major issues

A. Olympics

-Rentals

There has been no response from Homeowners regarding rental of any units during the Olympics.

-Security/Access

Access to the property through the west gate could be impaired during the Olympics. 400 West will be closed to traffic about one half-block north of the west gate. The road will remain open to traffic up to that point, allowing access to parking at the Gateway Center. However, large trucks will be lining up in que for deliveries to the Delta Center, and could restrict access to the west gate. We have been advised that the optimal times for vehicle movement in this area will likely be between the hours of 1 AM to 11 AM. BFI has been made aware of possible access restrictions and that a police escort is available if necessary. BFI stated that their pick-up times were around 5 AM Monday-Saturday. They do not foresee any problems but will notify CPI if there are any.

B. Visitor Parking

The Board would like to hold a lottery for the awarding of the 5 visitor-parking spaces to those interested in renting them. A fee of \$50/per month was discussed for rental of these spaces. The lottery would be open to any *Homeowner* who would like additional parking for *their use*. They would be limited to one space per unit and cannot sub-let the space. **CPI would like the board to consider retaining one space for use by Management/Janitorial and Maintenance staff. This space could also serve as overnight visitor parking on a first come basis.*

C. Parking Structure

Bill Kriegbaum and Bob Feldott met with attorney Craig Adamson to discuss recommendations regarding the parking structure. Mr. Adamson recommended Eng. Dean Webb to inspect the parking structure. Currently the parking structure poses no imminent safety issue. The Board would like an additional opinion from a highly qualified individual as to what action is appropriate with regard to the parking structure. The board will take the necessary steps to qualify and hire that individual in the near future.

D. Management Contract

Bill Kriegbaum has revised the Management Contract with CPI to include janitorial services for the building. The contract was reviewed by the Board and CPI and accepted, with the exception that the cost of cleaning supplies be added. Bill

Kriegbaum will make the revision and present the contract for signing.

IX. New Issues

The barrier post on the upper parking deck near the west ramp is missing its top cap. RJ was been contacted to replace the cap.

The question was raised regarding whether or not it was possible to send a nuisance letter to individuals smoking in their units. Excessive smoking indoors is considered a public nuisance, and CPI has sent nuisance letters to homeowners at other properties in the past. It was decided that the Homeowners involved would try to discuss the nuisance in person. If the nuisance is not resolved in this manner, CPI will notify the individual responsible at the Boards discretion.

The infrared sensor on the elevator door is not functioning. CPI contacted Thyssen-Krupp Elevator to repair the sensor.

The question was raised of whether or not the sensor mechanism that opens the west gate could be disconnected. The sensor is installed too close to the end parking space and the gate remains open if cars are improperly parked there. CPI will review if there are any reasons this must remain operable, such as safety concerns and report back to the Board.

There being no further business the meeting was adjourned. The next meeting is scheduled for **February 4, 2002 at 7:00 p.m.** in Bill Kriegbaums unit.