

DAKOTA LOFTS
Management Meeting
May 6, 2002

MINUTES

Members Present: Bill Kriegbaum, Jacob Nuttall, Bob Feldott, Hank Louis, Chamonix Wilson, and John Greene.

I. Called to Order

Bob Feldott welcomed everyone and called the meeting to order. A motion was made to accept Chamonix Wilson and Hank Louis as new Committee members. All members present approved.

II. Discussion of Parking Structure (Guests: Craig Adamson and Eric Lee)

Craig and Eric explained the status of the parking structure lawsuit with the Management Committee. Eric said that three weeks ago the Attorney's filed a complaint against Westside Development (*breach of warranty and negligence claim*). The lawsuit could be settled in a year and a half or earlier. The Attorney's should know the status of the lawsuit by this summer.

III. Minutes Approved

Minutes from the April 2, 2002 were approved as presented.

IV. Financial Report

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

V. Continuing Major Issues

A. Open Parking Space (Lottery)

This system is working well.

B. Landscaping Changes

CPI received various bids to remove the grass areas and replace these areas with pavers, gravel, and trees. These bids came in between \$6,000 and \$8,000. Chamonix said she would work on researching other alternatives for the landscaping.

C. Special Deviation Requests – Status

The restaurant has recently installed banners on the outside of the building. The Committee would like CPI to send a letter to Lance Sweedish stating the restaurant needs to remove the banners within 10 days. In addition, CPI needs a written request

from the restaurant on installing their satellite dish within 10 days.

D. Percentage Allocation of Ownership for Relms

Bob Feldott said that Relms is under allocating 22% of fees collected. This is based on the storage unit #1 and the restaurant space #101. A motion was made to wait until January 2003 to impose a 22% increase.

E. Update on Natalie's Restaurant Situation

A new owner has taken over management for Natalie's Restaurant.

F. Other Major Issues

The question was asked if a Homeowner sold their unit and identified to the new buyer the storage space number, but this storage space was being utilized by another individual, what would be the solution to the problem? The Committee said the map, which is included in the Rules and Regulations, outlines which unit is assigned which storage space. Presently, the Committee will leave the status of the storage units as is.

VI. Routine Issues List

The handicap signs in the parking area, the broken wire to the AC unit in the lower garage, storage unit clean out issues will be removed from the issue log. CPI will contact the city to investigate the issue pertaining to the outside lights. The North staircase still needs to be power washed.

VII. New Issues

A. Pest Control

There have been various bugs sighted in the building. CPI will contact the restaurant asking them if they are using any pest control chemicals to help eliminate pests. CPI will contact a pest control company to spray the building every three months.

B. Possible Excessive Heat Build Up Around AC Compressors

This will be addressed in the near future if there is a need to install equipment to move hot air out of the lower garage.

VIII. Committee Reports

A. Hank Louis said he would present some ideas pertaining to the garbage chute tube at the next meeting.

B. The Committee would like a contractor to clean the AC units in the lower parking area.

IX. Adjournment

There being no further business the meeting was adjourned. The next meeting is scheduled for **June 3, 2002 at 6:30 p.m.** in Bill Kriegbaums unit.