

DAKOTA LOFTS
Management Meeting
July 1, 2002

MINUTES

Members Present: Bill Kriegbaum, Bob Feldott, Chamonix Wilson, John Greene, and Julianne Le Baron

Absent: Hank Louis and Jacob Nuttall

I. Called to Order

Bob Feldott welcomed everyone and called the meeting to order.

II. Minutes Corrected and Approved

Minutes from the June 3, 2002 meeting were corrected and approved.

III. Guest – Debra with Point of View Landscaping

Debra submitted a landscape design for the outside of the building. Debra proposed to replace all lawn areas with shrubs, trees, and landscape rocks. Debra's proposal was approximately \$9,800. The Committee reviewed the design but before a decision is made they would like to review a few more bids.

IV. Financial Report

John Greene and Julianne Le Baron reviewed the financial report with the Committee. The Committee approved the financial report as presented. The Committee had various questions pertaining to the financial statements. The Committee would like to eliminate the accounts receivable portion on the balance sheet, and organize the Aging Summary into their own categories as discussed in the meeting. In addition, a motion was made for Bob to have an Accountant review the financial statements to make sure the information is adequate for the Association. All Committee members present were in favor of this motion. *Bob is not to exceed \$200.*

V. Continuing Major Issues

A. Update on Natalie's Restaurant Situation

The Committee reviewed the letter that was sent to the Association from Apogee, Lance Sweedish (Unit #101). 1. Natalie's Restaurant requested to replace the existing satellite. *The Committee approved their request but the Management Committee would like the restaurant to repair the holes in the dry wall where the cable wires were run through. In addition, all the cables falling off the building on the north side need to be re-attached to the building. In the future, any holes that are to be drilled into the building must be approved by the Management Committee.* 2. Replace green awnings with black awnings. *The Committee approved this.* 3. Replace the metal Lakota sign on the south entrance

with Natalie's logo. *The Committee approved this.* 4. Hang neon signs in the windows. *The Committee approved this.* 5. Hang lights on the lower awnings. *The Committee approved this.* 6. Remove lawn on north side and a portion of the lawn on the west side. The restaurant is requesting to replace the lawn areas with cement. *The Committee approved this concept but they would like to review and approve the final plans before construction begins.* 7. Natalie's restaurant would like the Association to eliminate the pigeon problem. *This request is in the process of being completed.* 8. Repair the roof drain. *CPI had a plumber repair the drainpipe.*

The Management Committee would like a letter sent to Apogee responding to their request letter.

B. Parking Structure

The developer sent a reply letter to the Management Committee regarding the lawsuit. Bob will put together a disclosure letter for the Homeowners. In addition, Bob will put together a letter regarding the raise in maintenance fees. The Committee will review and approve the letter before it is mailed to Homeowners.

C. Special Deviation Requests – Status

All items that were addressed in the letter from Apogee will be added to the special deviation requests.

VI. New Issues

A. Painting Lower Lobby

CPI received two bids to painting the lower lobby. The first bid was from Sun Painters (\$1,050). The second bid was from Scott Handyman Service (\$560 excluding materials). The Committee selected the bid from Scott Handyman Service. The Management Committee would like a breakdown of costs and materials before painting begins. A motion was made not to exceed \$750 to paint the lower lobby.

B. Electronic Gates

The question was asked if the gates will automatically open when the power is off. CPI will research this information and report back to the Committee.

C. Air Filters

It was noted that various Homeowners have been asking if the Association replaces air filters for their units. The Committee said it was the responsibility of the Homeowner to replace their air filters.

VII. Adjournment

There being no further business the meeting was adjourned. The next meeting is scheduled for **August 5, 2002 at 6:30 p.m.** in Bill Kriegbaums unit.