

DAKOTA LOFTS
Management Meeting
September 9, 2002

MINUTES

Members Present: Bob Feldott, Hank Louis, Jacob Nuttall, Chamonix Wilson, Kelly Favero and John Greene

Absent:

I. Called to Order

Bob Feldott welcomed everyone and called the meeting to order at **6:30 p.m.**

II. Presentation from Tel Nation

A group from Tel Nation presented a proposal to install an antenna on the outside of the building to provide wireless Internet service for the homeowners. This cost would be **\$49.00** per homeowner per month. Tel nation would provide all up front costs for equipment antenna etc. The Management would like **CPI** to receive a second bid for this same service.

III. Minutes

Minutes from the **August 5, 2002** meeting 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. Old Business

A. Parking Structure-

- Bob gave an update on the parking structure. The Attorneys have identified the correct LLC, and also have brought in the engineers and architectural firms, which makes the case for Dakota Lofts stronger.
- Homeowners who were present at the meeting had concerns about the use of the money for the Attorney's. The discussion was whether or not it was wise to use the money for attorney costs if the Association were not to win the case. If the case was appealed or the Developer doesn't have money. After discussion a **motion was made to put the Attorney on hold starting September 9, 2002 until further notice. The Management Committee will get 2 or 3 firm bids on what it would take to repair the garage parking structure.** The goal is to accumulate these bids and then review at the October meeting to decide which direction to take the lawsuit.

- **Linda Wolcott** Homeowner will talk to **Howe** and **Layton Construction** to get some estimates for repairs on the garage deck. She will submit these to Bob Feldott.
- **There was a motion and all approved to hold on the attorney until further notice, and get 2 bids to repair the parking structure. There was a second to the motion. All Committee Members were in favor.**

A. Pigeon Control

All of the existing Nexolite has been used up, which is a pigeon control devise wire on the building. More needs to be purchased for the West Side of the building. The Management Committee approves to purchase \$400.00 more of the Nexolite.

B. Minutes to Homeowners

There was a concern that Homeowners were not receiving minutes. The minutes are accessible, but are not mailed out to all Homeowners only the Board. A motion and second was made to place the minutes on the Association's Web Site. WWW.DAKOTALOFTS.COM If a Homeowner does not have access to the internet that they can call and request minutes to be sent to them for that particular month.

C. Exhaust Pipe Water Drainage

There are various vent pipes on the outside of the building that emit water. Natalie's restaurant has complained about this being a problem for the customers. The Management Committee directed **CPI** to obtain a bid on installing a drainage system that would catch the water and direct it to the grass without it dripping water on stairways, walkways, or entrances.

CPI received a bid from "A Tin Man" to install a drainage system on the east, south and West Side of the building for a cost of \$5,325.00.

The Committee would like **CPI** to get another bid to review for October's meeting.

VI. New Issues

A. New Move In Packet

There was a discussion about putting together a welcome packet for new Move Ins. This will be discussed at a future meeting of what should be in the packet and who will distribute them.

VII. Review Special Authorizations and Variances

- **Kelly Favaro** would like to apply a unit # on the outside of his entrance door on the East Side of his condo. The Management Committee approved to have these numbers placed on the unit doors.

- There was **noise** again from Natalie's Restaurant. This is noted to be an on going problem.
- There was a motion to have fans in the lower garage turned off and to close the south rapid roll door now that it is not so hot. The Management Committee approved this.
- There was a discussion about the raised maintenance fees. Bob explained that the monies for the new condo fee have been separated to go into two accounts: **one** being the regular working account for the regular existing condo fee and the **additional** portion for the parking structure fund. These will be separated and put into their respective accounts. A report will be generated monthly and given to the Board with the monthly check for the Parking Structure Fund (attorney, or garage repair).
- There was a concern of being able to sell units with such a high maintenance fee. As soon as bids are collected, the Management Committee will be able to assess exactly what direction should be taken i.e.: Leave condo fees as they were, and assess for the Garage repair. Continue to collect on the extra fees until enough is collected to pay for the Repair, or other solutions that will be reviewed at that time.

VIII. Adjournment

There being no further business the meeting was adjourned. The next meeting is scheduled for **October 7, 2002 Monday at 6:30 p.m. in Bob Feldott's unit.**