

DAKOTA LOFTS
Management Meeting
October 7, 2002

MINUTES

Members Present: Bob Feldott, Jacob Nuttall, Kelly Favero, and John Greene

Absent: Hank Louis and Chamonix Wilson

I. Called to Order

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

II. Homeowners Present Units #309,306,406,104 & 506.

III. Minutes

Minutes from the **September 9, 2002** meeting were corrected and 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 Issues-Parking Structure

A. Parking Structure-

- Bob spoke with ABS consulting regarding the Parking Structure Repair. They mentioned that to put together a scope of work and develop a report for the parking structure, the cost would be around **\$5,000.00 to \$10,000.00**.
- Linda Wolcott had spoken with Rick from Howe Construction. Rick recommended that the Management Committee sit down with the original designers, architects, and engineers to review the problems of concern and see if there could be something worked out with them. Rick also noted that just by looking at the decks that there were problems. He didn't have the exact details of what they were. Linda will be meeting with Lowe Construction next week. There was no information to present at this meeting.
- There was a motion for Bob to consult with the Associations Attorney not to exceed \$300.00, regarding putting a meeting together with the original designer, architect, and engineer to discuss the problems with the garage. All members approved.

VI. New and Current Issues

A. Election of Vice President

Kelly Favero was nominated and approved to be Vice President.

- Bob Feldott President
- Kelly Favero Vice President
- Jacob Nuttall Treasurer
- Chamonix Wilson Secretary

B. Natalie's Restaurant-Noise (Bob Feldott)

Bob Feldott and John Greene both mentioned that they had received phone calls from Dakota tenants regarding a noise nuisance from Natalie's Restaurant. The Management Committee would like **CPI** to send a letter out to Lance Swedish, who is the owners representative to notify them if the noise nuisance continues they will be fined **\$500.00**. John has communicated numerous times with the manager who promised that there would not be any further noise issue. This issue will be reviewed at the next meeting.

Not only has there been a noise issue, but there has been a problem with customers from Natalie's Restaurant throwing up in the stair wells, sidewalks and in the elevator.

C. Unit #407 Sign in Window

It was noted that #407 for sale sign is in the window. **CPI** will contact Ken to have the sign removed.

D. South Gate Stays Open

John Greene mentioned that the South Gate continues to stay open or won't open at all. This is because the gate loops need to be replaced. The Management Committee approved to have these loops replaced.

E. Windows to be Washed

It was noted that the window washers will be washing the windows on **October 23, 2002**. The Management Committee would like **CPI** to put a MEMO out to let the homeowners know that the window washers will be there.

F. Water Dripping from Exhaust Pipes- (Bob Feldott)

Cirrus received another bid for about \$7,000.00. This is still an on going issue without a current solution. This will be tabled until the next meeting.

G. Budget Preparation for 2003

The Management Committee would like a basic outline of 2003 budget to review at the next meeting. **CPI** will email this to the Committee members when completed.

VII. Review Special Authorizations and Variances

None to be reviewed.

VIII. Adjournment

There being no further business the meeting was adjourned. The next meeting is scheduled for **Wednesday, November 13, 2002 at 6:30 p.m.** in **Bob Feldott's unit.**