

DAKOTA LOFTS
Management Meeting
December 2, 2002

MINUTES

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

Absent: Hank Louis

I. Called to Order

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

II.

Guests-Jim Bailey with ABS Consulting

Jim was hired by the Association to review the Parking Structure. He presented a proposal and recommendation for the parking deck. He stated that the parking structure is sound and built to plans as what he could see. The parking deck does not seem to be collapsing or prematurely deteriorating. He does feel that there needs to be a membrane placed over the upper deck. All the cracks and the saw cuts in the cement need to be grouted. There is a section on the north side of the end of the parking structure that the cement is deteriorating. This needs to be torn out and redone. The total cost to have the membrane, grouting and cement work done will be approximately **\$50,000.00**. He summed up that as long as maintenance is kept up and a membrane installed, there should not be any large problem in the future.

The Management Committee has decided to contact the attorney for a recommendation regarding the parking structure. 1. Should the Association go ahead and have the work done without getting the developers involved and end the law suit? 2. If they end this law suit would the Association be able to go back and open up a new lawsuit under the same pretenses as the old law suit? 3. Would there be any liability for the Management Committee if the garage structure did fail down the road? 4. Is there an option to share the expense of the membrane and crack grouting with the developer?

Bob will contact the attorney regarding these and any other issues. He will then report back to the Board.

III. Minutes

Minutes from the **November 13, 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.

There was not time to review the budget. A budget meeting is scheduled for **December 9, 2002 at 6:30pm** at Bob Feldotts unit.

V. New and Current Issues

A. Review-Natalie's Noise Nuisance

So far the noise from the Restaurant has been kept to a minimum. There have not been too many problems. It was noted that if there are problems homeowners could call the health department, who could site Natalie's for noise nuisance.

B. Set Up Annual Meeting

The date for the Annual Meeting is set for **Wednesday, January 22, 2003**. The Management Committee would like **CPI** contact Natalie's to see if the Annual Meeting could be held there. If not Bob's unit would be available.

VI. Committee Reports

- a.** A homeowner Bill Kriegbaum was concerned about the signage on the front of the building. He felt that this was in violation of the Rules and Regulation. He would like the deviation for signage to be reviewed at the next meeting.
- b.** Bill would like something artistic done with the garbage chute.
- c.** Kelly mentioned how bad the problem with dogs defecating on the lawn is. The Management Committee would like **CPI** to place a sign on the lawn and gravel areas to state that cleaning up after your dog is required. If not you will be fined.
- d.** The lighting on the west side is still a problem with the owners. The light comes in through the windows from the street lighting. The Management Committee asked if **CPI** could call the city to see if they can fix the lighting.
- e.** Kelly also mentioned that in the storage there is a refrigerate pipe that is leaking and smells bad. **CPI** will have someone fix the pipe and bill it back to Natalie's.

VII. Adjournment

There being no further business the meeting was adjourned. The next meeting is scheduled for **Monday, December 9, 2002 at 6:30 p.m.** in **Bob Feldott's unit**. This will be a budget meeting.