

DAKOTA LOFTS
Management Meeting
April 14, 2003

MINUTES

Members Present: Todd Downer, Chamonix Wilson, Kelly Favero, Charles Copeland (represented by proxy) and Julianne Le Baron

Members Absent: Jacob Nuttall

Homeowners Present: Units 210, 204, 302, and 506

I. Called to Order

Todd Downer welcomed everyone and called the meeting to order.

II. Minutes

Minutes from the **March 17, 2003** meeting were approved as presented.

III. Financial Report

Julianne Le Baron reviewed the financial report with the Committee. The Committee approved the financial report as presented. It was noted that units 101 and 308 have liens on their property. Chamonix will discuss with the owner of 508 regarding their delinquent account.

IV. Continuing Major Issues

A. Parking Structure

Bids were submitted to the Management Committee from Western Waterproofing, Bidwell Construction and CDC for repairing the garage parking structure. After the Management Committee discussed the bids they approved to select Western Waterproofing. Todd said their work is warranted for approximately 10-15 years. Kelly will discuss reducing the bid of \$45,500 with Western Waterproofing.

B. Natalie's Noise Issues

There has been an ongoing noise nuisance regarding Natalie's restaurant. Over the weekend there were gunshots at Natalie's Restaurant, which is an endangerment to Homeowners living at Dakota Lofts. The Committee discussed several ways to resolve and eliminate these nuisances i.e. amending the Declarations, evict tenants, etc. All Committee members voted and approved to begin the investigation process of evicting Natalie's Restaurant with James Blakesely, who is the Associations Attorney. The Management Committee will be notified when James has compiled his research regarding the eviction process.

In addition, a Downtown Alliance will be held on the third Wednesday of each month for

major issues, which need to be addressed pertaining to small business and Associations. Todd will post a notice in the Lobby notifying Homeowners / Tenants of the meetings.

C. Power Wash Parking Structure / Cleaning Windows

It was noted that Western Waterproofing would be power washing the parking structure when they have completed the parking project. In addition, the Management Committee has selected Magic Cleaning to provide janitorial services at Dakota Lofts. Their bid includes cleaning the windows twice per year.

V. New Issues

A. Elevator

The Committee would like the Thyssenkrupp to re-align the elevator. CPI will schedule this to be done.

B. Mail Out to Homeowners / Association Fees

Todd Downer and CPI will put together an information letter for Homeowners regarding the Association's website, updating information data, etc.

In addition, the Management Committee will re-evaluate lowering the Homeowner dues when the parking structure project is complete.

C. A/C Compressor

Chamonix had a question regarding who was responsible to take care of the A/C units? It was stated that Homeowners are responsible to maintain / repair their own A/C units. However, the Association is responsible to maintain / repair the A/C compressor. The Committee would like the A/C compressor cleaned as soon as possible. CPI will schedule this to be done.

In addition, bids for re-locating the A/C unit will be submitted within the next few months.

VI. Adjournment

There being no further business the meeting was adjourned. The next meeting is scheduled for **Monday, May 12, 2003 at 9:00 p.m. at Cup of Joe's.**