

DAKOTA LOFTS
Management Meeting
August 18, 2003

MINUTES

Members Present: Charles Copeland, Kelly Favero, Chamonix Wilson, and John Greene

Members Absent: Jacob Nuttall and Todd Downer

I. Called to Order

Chamonix Wilson welcomed everyone and called the meeting to order at 8:00 p.m.

II. Minutes

Minutes from the **July 21, 2003** meeting were approved as presented.

III. Financial Report

John Greene reviewed the financial report with the Committee. The Committee approved the financial report as presented.

IV. Continuing Major Issues

A. Cooling Issues / Lower Garage

CPI received a bid to install an A/C system in the lower garage to help cool the garage. Kelly also received several bids and he will submit them to CPI. A bid will be selected in the winter and the A/C units will be moved by the spring of 2004.

B. New Cleaning Company

The Committee voted to terminate the contract with Magic Cleaning due to lack of services. Five bids were submitted for new cleaning companies. The Committee approved CBM to clean the building for \$640.00 per month. CPI will contact CBM regarding their contract.

C. Painting Entrance Doors

There are several unit doors that need to be re-painted due to scratches. CPI received a bid from Sun Painters to paint these doors for \$740.00 (30 doors). The Management Committee approved this.

D. Review Special Authorizations and Variances

Kelly suggested installing an awning on the east entrance door to enhance the building.

Kelly will get a bid for the awning. Chamonix said the website should be completed within the next few weeks.

E. Amend Declaration

Chamonix will submit the revised Declaration on building usage to CPI who will then give the document to James Blakesley, the Associations Attorney, for review.

V. Committee Reports

- A.** Chamonix suggested adding landscape on the south side of the building in front of Natalie's. Chamonix will start to install xeriscape in this area.
- B.** The Committee would like a letter sent to unit #304 stating that she must remove the Rocky Anderson sign from her window. If she wants to place it back in her window she must get approval from the Management Committee.
- C.** The Committee approved to have the outside windows cleaned. CPI will schedule this to be done.
- D.** The Committee discussed if there was an obligation to reimburse the Homeowners any excess monies from the Parking Assessment. CPI will research this matter.

VI. Adjournment

There being no further business the meeting was adjourned. The next meeting is TBA.