

DAKOTA LOFTS
Management Meeting
February 17, 2004

MINUTES

Members Present: Todd Downer, Chamonix Wilson, Kelly Favero, Jacob Nuttall, Jenny Thomas, and John Greene with Cirrus Properties, Inc.

I. Called to Order

Todd Downer welcomed everyone and called the meeting to order at 8:10 p.m.

II. Minutes

Minutes from the **January 20, 2004** were approved as presented.

III. Financial Report

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

IV. Continuing Major Issues

A. Amend Declaration

Votes have been received and given to James Blakesley, the Attorney, for review. Information will be given to the Committee after the votes are counted and reviewed.

B. Ruby Tuesday's

The Committee did not approve the lights installed by Ruby Tuesday's. Also, Ruby Tuesday's did not send in a request letter to the Committee for the installation of the lights after they were instructed to do so. Therefore, the Committee would like the lights removed as soon as possible.

It was noted that Todd Downer, John Greene, James Blakesley, Steve Bates, and Steve's Attorney walked through Ruby Tuesday's and it was identified that several items in violation of the Rules and Regulations i.e. storage areas are unclean due to the drilling of holes in the concrete (RT did not receive approval from the Committee), electrical wires that were installed without approval from the Committee, wooden crates left on the sidewalk (Common Areas), forklifts left on the sidewalks, a beer keg was left in the north stairway landing, broken glass not being picked up, windows installed without approval from Committee, etc. The Management Committee would like James Blakesley to write a letter to Ruby Tuesday's Attorney outlining various issues and concerns. James will put together this letter and get approval from the Committee before it is sent.

C. Recycling Information

Chamonix said there are a few options for recycling. The Committee would like to get set up with paper recycling, which would cost the Association \$30.00 per month. This container will be placed in the fire alarm room. It was noted that there are not containers available for recycling glass or plastic. Chamonix will research this matter further.

D. Communication Rules

The Management Committee will need to address any issues regarding Ruby Tuesday's with CPI and / or James Blakesley. In turn, CPI and / or James Blakesley will inform Ruby Tuesday's Attorney regarding these issues.

V. New Issues

Ken Wolkoff said that because not all the parking structure money was spent he would like the remaining amount reimbursed to the Homeowners. The Committee motioned not to reimburse these monies to the Homeowner. Jennie will contact Ken regarding this matter.

The Management Committee would like CPI to ask Relm's if Ruby Tuesday's could be billed for common utilities. CPI will contact Relm's regarding this matter.

VI. Parking Number Status

Currently, the parking stalls are numbered based on the unit number. The Management Committee would like to re-number the stalls beginning with #1. Todd said he knows some individuals who could complete this project.

VII. Security / Flood in #603

Todd has been working on the security for the doors in the complex. Todd would like to better secure the east pedestrian gate on the east side by installing a lock and a keypad and possibly an entrance card. Todd will get prices for this project. In addition, the restaurant has been using the dumpster to discard their construction waste. CPI will contact Steve regarding this matter.

There was a flood in unit 603, which caused damage to some of the lower units. Unit 603's insurance said they would not cover the other units that were damaged due to the flooding. CPI will investigate this matter further.

VIII. Adjournment

There being no further business the meeting was adjourned at 9:35 p.m. The next meeting is scheduled for **Tuesday, March 16, 2004 at 8:00 p.m. in Cup of Joe's.**