

**DAKOTA LOFTS**  
**Management Meeting**  
**July 20, 2004**

**MINUTES**

**Members Present:** Kelly Favero, Chamonix Wilson, Jenny Thomas, Matt Smith, and John Greene with Cirrus Properties, Inc.

**Members Absent:** Katherine Gill

**I. Called to Order**

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

**II. Guests – Broadway Lofts**

John Fife and David Novak met with the Management Committee to discuss issues regarding downtown items i.e. nightclubs, noise nuisance, etc. Dakota and Broadway Lofts would like to meet with other Associations located downtown to discuss these issues as well. John Fife and David Novak will get a list of downtown properties to begin this process.

**II. Minutes**

Minutes from the **June 15, 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. Security Update**

CPI presented a bid to the Committee from Access Door Systems in the amount of \$2,579.00. This bid includes installation of a new keypad located by the outside east gate, and replacing the hardware lock system on the secure lobby door. The Management Committee would like to review two more bids before a decision is made.

**B. Landscaping**

Chamonix received a bid from Xeriscape Design for \$17,000.00. Chamonix will ask them if they can include a one-year warranty on the plants as well. Chamonix will also have some minor modifications made on the bid to reduce the price.

**C. Ruby Tuesdays**

The Management Committee would like Steve Bates fined each month until the items

that were outlined in their letter are completed. CPI will correct their account by adding the fines and a letter will be sent to Steve Bates discussing this matter.

In addition, the Committee would CPI to contact Relms to have them adjust the Common Utilities for unit #101.

**D. Welcome Packet for New Owners**

Jenny is still putting together the welcome packet for new owners. It was noted that all Owners who are renting out their unit are responsible to give a copy of the rules and regulations to their renters. In addition, Owners are responsible to update their renter information with Cirrus Properties, Inc.

**E. Lottery Parking Space**

Parking space #309 is available and CPI will send a letter to the Owners stating that there is a lottery space available for rent. Further details will be outlined in the letter. The Committee would like CPI to contact Babs De Lay asking how she obtained Lottery space #204.

**F. Pigeons – Kelly’s Business Entrance**

CPI contacted a Pigeon Control to install various devices to help control the pigeon population around the building. This will continued to be monitored in the future.

**V. Committee Reports**

- A.** The shopping cart that belongs in the stairwell was found in the hallway recently. CPI will post a notice stating that the shopping cart needs to remain in stairwell.
- B.** Bids are still being obtained to replace the windows in the building. CPI and Chamonix are in the process of obtaining bids and collecting possible rebate information from the City.
- C.** The Management Committee would like to review the Relms contract at the next meeting.

**VI. Adjournment**

There being no further business the meeting was adjourned at 9:00 p.m. The next meeting is scheduled for **Tuesday, August 17, 2004 at 8:00 p.m. in Cup of Joe’s.**