

DAKOTA LOFTS
Management Meeting
October 20, 2004

MINUTES

Members Present: Kelly Favero, Jenny Thomas, Katherine Gill and John Greene with Cirrus Properties, Inc.

Members Absent: Chamonix Wilson and Matthew Manes

I. Called to Order

Jenny Thomas welcomed everyone and called the meeting to order at 8:00 p.m.

II. Minutes

Minutes from the **September 15, 2004** were approved as presented.

III. Financial Report

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

2005 Proposed Budget

John submitted a 2005 proposed budget to the Committee. The Committee will review the figures and make any changes in the November meeting.

IV. Continuing Major Issues

A. Ruby Tuesdays

John Greene, Jenny Thomas, and James Blakesley met with Steve Bates and his Attorney to discuss various issues outstanding with Ruby Tuesdays. These issues include: removing various items from the building or fines will continue accruing, etc. Steve said that those items were approved verbally from the Committee and he said he cannot live with the current changes amended to the Declaration due to the fact it is limiting him from getting national chains into this space. Steve said he would submit a letter to James Blakesley regarding his issues. As of to date, Steve has not submitted a letter to James Blakesley.

V. Committee Reports

A. CPI met with Relms regarding billing issues with the Association. Relms said the income vs. expense regarding utility usage has equaled each other very closely. The Committee would like Relms to research the meters for unit #409 and #506 due to the fact these numbers fluctuate extremely.

B. A Homeowner was a concerned that the hallway lights were on all day and night. They would like the Committee to research the possibility of installing motion

- detector lights in the Common Hallways. CPI will research this.
- C. The Management Committee mentioned that the baseboards and basement floor need to be cleaned. CPI will contact the Cleaning Company regarding this matter.
 - D. A question was asked if recycling bins could be placed in the building. It was noted that it would cost \$3.50 per month to install recycling bins in the building. This was approved to have Chamonix order the recycling bins.

VI. Adjournment

Being no further business, the meeting was adjourned at 9:00 p.m. The next meeting is scheduled for **Wednesday, November 17, 2004 at 8:00 p.m. in Cup of Joe's.**