

DAKOTA LOFTS
Management Meeting
November 17, 2004

MINUTES

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

I. Called to Order

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

II. Minutes

Minutes from the **October 20, 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 budget to the Committee. A few changes were made to the budget and in December's meeting the 2005 budget will be finalized.

IV. Continuing Major Issues

A. Waste Removal Proposal

CPI obtained a bid from Ace Disposal to provide waste removal service for the Association. Currently, the Association is paying B.F.I. \$283.00 per month. Ace would provide the same service as B.F.I. for only \$130.00 per month. The Committee approved to switch Waste Removal companies and accept the bid from Ace Disposals.

B. Xeriscape – Chamonix

Chamonix will present this information at the Annual Meeting.

C. Painting Murals in Common Area Hallways

Katie, Matt, and Kelly would like to have the murals painted in the hallways. Matt will oversee the painting of the murals. In addition, Matt will have a few Artists paint some murals for the Committee to review. After the Committee reviews the murals they will select which ones will be painted and a time frame will be set.

D. Items left out in Common Areas

A notice will be placed on any items left out in the Common areas. If they are not removed the Association will have them removed at the owner's expense.

E. Issues with Renters in #307

The owner living in #306 filed a complaint stating that the renters in #307 are causing a noise nuisance and continue leaving various items out in the Common Areas. CPI contacted the owner of #307 to discuss the nuisances his renters are causing in the building. Initially a fine was assessed to the owner of #307, however, the owner explained that he has resolved this issue with his renters and asked that the fine be waived. The Committee approved to waive the fine.

F. Access into Units to Replace Sprinkler Heads

A letter will be sent to all owners stating they need to submit a key to CPI in order to have access inside their units to replace the defective sprinkler heads. The key will be placed in a lock box, which will be stored at Dakota Lofts.

G. Ruby Tuesdays

Ruby Tuesdays installed a large "For Sale / Lease" sign near the building. This sign was not approved. CPI contacted James Blakesley to report this violation. James Blakesley contacted the Attorney representing Ruby Tuesdays to inform them they need to remove the sign as soon as possible. When Ruby Tuesdays submits a request to install the "For Sale / Lease" sign the Committee will review it and then make a decision.

V. Committee Reports

- A. Kelly said he would like sign holders installed in the Common Area hallways for the commercial spaces instead of them being displayed outside on the building. Kelly will order the sign holders and have them installed. A notice will be sent to the commercial space owners notifying them of the change.
- B. The Management Committee would like CPI to ask if the Cleaning Company could come early to the property each Thursday to place the recycling bins on the curb for pick up. The bins would need to be out on the curb by 7:00 a.m. CPI will contact CBM regarding this request.
- C. The Annual Meeting is scheduled for January 12, 2004 at 7:00 p.m. in the Salt Lake City Library. Two seats will be available on the Management Committee.

VI. Adjournment

Being no further business, the meeting was adjourned. The next meeting is scheduled for **Wednesday, December 15, 2004 at 8:00 p.m. in Cup of Joe's.**