

DAKOTA LOFTS
Management Meeting
February 16, 2005

MINUTES

Members Present: Chamonix Wilson, 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 **Annual Meeting** 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. Painting Murals in Common Area Hallways

Matt said they have found one individual who has an interest in painting the Murals. The Committee will approve this when their drawings or ideas are submitted.

B. Fire Sprinkler Recall / Obtaining Keys from Residents

The Fire Sprinkler Recall Company does have all supplies in stock and are ready to replace the sprinkler heads. The Association will give Homeowners three weeks notice before this project commences. A form will be available to the Homeowners so they can select a time for their fire sprinkler heads to be replaced. There have some Residents who have already submitted their keys. A notice will be sent to the Residents stating that they need to either be available to allow people in their unit or submit a key to the Committee so the project can be completed.

C. Window Replacement

Chamonix has been researching some options for window replacement. Chamonix said there was a company that would remove the frames and install new windows in them and then reattach the frames to the building. The process takes about four weeks and the cost is approximately \$22.25 per light. If Owners wanted a double pane installed it would cost \$32.35 per light. Chamonix will obtain firm bids and more information regarding this for the March meeting.

D. Security System

CPI has received a few bids for a security system. The main concern of the Management Committee is to have the Lobby door secure, get a bid to install a card system for the upper and lower lobby.

E. Painting Railings

CPI will get a bid to paint the railings for the March meeting.

V. Committee Reports

- A. Homeowners asked if there was going to be a refund to the Owners for the parking fund because there was money left over from this project. The discussion that took place regarding this matter was not resolved. CPI will contact the Attorney regarding this matter.
- B. Homeowners asked how to open the south upper gate if the power is turned off. There is a key that can be used to manually open the gate. Homeowners asked where this key can be stored in case of a power outage. There was a discussion in possibly displaying a key box in the building or placing the key by the gate. This will be reviewed further.
- C. It was noted that the pipes on the outside coming from the furnace drip water on the foundation and walkways, creating ice / mud. The drain pipes should be displayed at an angle so the water can properly drain. This will be reviewed and evaluated.
- D. Katherine Gill has obtained a bid to replace the Relm's meters with Questar Gas meters. This would cost the Association approximately \$20,000 by the time the meters and piping are installed. The Committee has decided at this time to stay with Relm's because of the large expense with the meters; however, the Management Committee will continue to monitor Relm's. Katherine also mentioned that during the past two years Questar has increased their prices 32%. Chamonix asked if the watts / BTU could be displayed on the financial report.
- E. Ken Wolkoff received a nuisance letter regarding his renters in unit #307. The letter stated that his renters were not properly cleaning up after their dog in the Common Areas. Ken's renters also have two dogs living in the unit and there is only one dog per unit allowed in the building. Ken said he would discuss this matter with his renters.
- F. The Committee would like the sign box located on the east side of the building removed. This sign box belongs to Ruby Tuesdays. John said all Condominium Commercial spaces cannot be fined for nuisances; however, items that are installed on the building without approval can be removed by the Association at the Owners expense. The Committee would like CPI to ask the Attorney what options an Association has when the Commercial space is not in compliance with the rules and regulations.

VI. Adjournment

Being no further business, the meeting was adjourned at 9:30 p.m. The next meeting is scheduled for **Wednesday, March 16, 2005 in Cup of Joe's.**