

Harrisburg Storage Annual Meeting

10/25/23 at 6:00 pm

Minutes

The meeting was called to order by Manager Erin Halvorson. Members were asked to sign in and introductions were held. Those present were Jason Guenther (211 F), Dave & Anne Oppegard (221 F), Bruce Eide (221 U, 211 E), Greg Noteboom (221 A, 211 D), John deWit (221 E), Jerry Berg (221 D & S), Tryg Fredrickson (231 A), Chuck Nelson (231 F), Lisa Beacom (221 G&P), Jon Bour (231 C&D). Present by Zoom was Jim Lather (211 A), Karen Ripperda (231 G) and Greg Sands (221 W & L).

Financial Reports from the period 2021 – October 2023 were reviewed. There were \$600 in unpaid dues that were collected at the meeting. The balance in the checking account was \$26,642.65. The Board met October 4, 2023 approved \$5,000 as the limit for maintenance work that does not require board approval or member vote. The Board also agreed that the Budget for 2024 will increase from \$0.50/sf to \$0.66/sf. Beck & Hofer Construction has been asked to provide an estimate for current maintenance needs. A special assessment of the members may be necessary to complete all necessary work. The Board would like to establish a Capital Improvement Fund for future repairs and maintenance.

Board Officers and Terms were discussed. The current Board Members elected in November 2022 are Greg Sands, Jim Lather, Greg Noteboom and Trygve Fredrickson. Jim Dunham was also elected to the Board but has since sold his unit. Members were encouraged to consider serving on the Board in the future. There were no volunteers at the meeting.

Installation of Internet service, security cameras and establishment of a private website for the Association is underway. Century Link has installed internet service to the restroom at the north end of 221. Network is HSC, password is Harrisburg221. Cameras are installed, we are waiting on Foss Security to get them connected to the website for members to view. Jim Lather has created a private website at no cost to the Association:

<https://harrisburgstoragecondos.com/>

Discussion was held regarding Grounds Maintenance around the development which includes snow removal, lawn care, weed control, parking lot maintenance and the gate. A new lock has been installed on the walk through gate at the entrance. The code is 0221. Discussion was held regarding gate issues. American Fence has been taking care of maintenance issues as needed. Discussion was held that there are numerous difference gate codes programmed into the gate, including codes that will leave the gate held open. It was discussed to erase all codes and set up new ones. Members also have the opportunity to get remotes for gate.

Building Maintenance items that are being considered for repairs are gutters, concrete lifting and replacement, roof leaks and bathroom cleaning. Members are reminded to clean up after themselves if they use the restroom.

Members are reminded to get any exterior modifications approved prior to completing any work. Those can be submitted to Erin Halvorson and she will send to the Board for review.

Members that are selling their units need to make sure Erin is aware when ownership changes.

There being no further business the meeting was adjourned.