

Harrisburg Storage Condo Onsite Board Meeting Minutes

10/4/23 at 9:00 am

Present were Board Members Greg Sands, Tryg Fredrickson, Jim Lather, and Greg Noteboom, Property Managers Erin Halvorson and Jamie Halvorson, and Unit Owner Dave Oppegard

Erin provided Financial Reports for 2021 – September 2023. Board agreed \$5000 as the maintenance amount that does not require Board approval or member vote. A capital improvement fund should be established. Discussion was held that dues need to be increased to allow for proper maintenance of the property. A special assessment may be necessary to meet the current maintenance needs. Beck & Hofer has been contacted to review the property for maintenance needs and provide an estimate of that work. A capital improvement fund should be established.

There is an opening on the board vacated by Jim Dunham when he sold his unit. Members will be asked to serve at the Annual meeting.

Annual Meeting will be held before October 29. Erin will check with Tony Bour if his facility would be available to use for the meeting.

Internet set up is complete. Foss Security is still working on installation of cameras that will feed to the website that Jim Lather is creating. Erin will work with Jim to get the final documents and information that is needed for the site. There is no cost to the Association for the site, thank you Jim.

Board discussed a member question on why the buildings were not originally hooked up to public sewer. It was the understanding of the Board members that it was not an option when the buildings were built. A quote was obtained previously for \$30,000 and no further action was taken.

Snow removal will continue with Snow Pros. They did a good job considering the amount of snow that they had to deal with.

Ross Van Horssen is the lawn care contractor. He applies 4 applications of weed control and will get the pre-emergent down sooner in the spring, if the weather allows, to help control weeds.

Discussion about downspout extensions that get damaged by snow was discussed. The board would consider adding hinges that would allow them to be put up in the winter.

Discussion was held regarding an a/c unit that was installed with out permission. Members need to get permission before making any exterior modifications. Work that causes penetrations into the building may be a security issue for all other units.

Bids will be obtained for parking lot work in 2024.

Several areas around 221 have sinking or uneven concrete. Beck & Hofer has been asked to look at these items. Concrete may need to be sealed between the slabs and the foundation.

There are broken pipes in the front lawn for the holding tank. It is believe that the cover just came off. Erin will arrange to get a new cover for it.

A couple units experienced roof leaks with the large amount of snow in 2023. Beck & Hofer will look at.

Cap stone is missing on 221 and 211 has some that was damaged by a mower or snow removal equipment. Beck & Hofer will be asked to look at this as well.

Quotes need to be obtained to hire someone to clean the common restroom as it is not currently being done. Erin will look into options.

There being no further business the meeting was adjourned.