

January 23, 2023 – Ore Bucket Commercial Center Condo Association Annual Meeting

Members in attendance:

Doug Gorman, Rachel Brodsky, Jim Withey, Elizabeth Appleton, Eric Thorsen - GVH, Jim McMurren.

Call to Order 12:07pm. A quorum was established with 11 out of 12 owners represented.

Approval of last year's minutes. Bylaws still need to be updated; expenditure will be entered into the 2023 budget.

Financial and Property Report:

1. Review financials - Over budget due to snow removal and landscaping.
2. Discuss Rask neighboring property – very trashy. Water shut off project concluded.
3. Sign report:
 - a. Possibilities: Remove emergency signs, painting and lighting updates. Crickets – safety issue for 2nd floor. Signage discussion around sidewalks.
 - b. Matching hanging signs.
 - c. Discuss repainting sign, follow up at later date.
4. Tree trim proposal:
 - a. Discuss responsibility of trees. Ore bucket or Town? Propose to town the safety issue being caused by overgrown trees.
5. Window proposal – bid?

New Business:

1. Fish tank update
2. Extended discussion about capital expenditure projects. Special meeting needed.
 - a. Trash location or barn, paving parking lot, tree trim, signage update or relocation, window replacement.
 - b. Discuss potential damage to the roof from winter ice.
3. Hiring property management company.
 - a. Toad Management \$400/month

2023 Budget – Passed proposed budget.

Election of officers:

Beth – President

Jim W. – VP

Rachel – Secretary

Doug – Treasurer

Set date for next meeting: December 5, 2023 12:00pm.

Meeting Adjourned 1:13pm.