

Valhalla Twelve Association

Board of Directors Meeting

Jan. 29, 2018

The Board of Directors of Valhalla Building 12 Association met Monday evening, Jan. 29, 2018 in the Valhalla Party Room. All members of the board were present, including President Bob Retzlaff, Vice President Jim Iverson, Treasurer Nikolay Voskoboev, and members Steve Rudnik, Mike Seery, Linda Kalmes and Leslie Schwarz. The meeting was called to order at 6 p.m.

The treasurer, Nikolay Voskoboev, reported that the Building 12 property taxes are now up to date with last year's payment straightened out and paid after an address mistake on the assessment paperwork. It also was reported that Unit 100, owned by the association, has now been rented with the occupant, a new Mayo Clinic appointee, and his wife due to occupy the premises soon.

President Retzlaff and Vice President Iverson reported on a communication received from the building's insurance company recommending that handrails on interior stairs be equipped with balusters to reduce fall hazards, potentially faced by small children. Several solutions are being considered including the placement of plexiglass that would be attached to the handrails and thus plug up the openings between the railings to reduce the hazard of falls.

Another portion of the communication from the insurance company reminded the association and owners of the existing policy of prohibiting the use and storage of barbecue grills on balconies or within 10 feet of any structure to reduce fire hazard. That policy, mandated by state fire codes, has been in effect at Building 12 and other buildings at Valhalla for several years.

A financial rundown was presented by Vice President Iverson, showing the total balance of cash available including the reserve fund at approximately \$85,000. The amount includes some \$3,600 in pre-paid assessments. The \$1,000 per-unit assessment approved several months ago -- to cover the costs of repairing outdoor garage roofs -- can be paid in installments of \$500 by July 1, 2018 and \$500 by Dec. 31, 2018 if not before.

The next large financial hurdle facing Building 12 is a likely large expenditure for rehabilitation of the parking lot due in the summer of 2019. Preliminary cost estimates will be obtained in a short time and the board will then have to make a decision on how to fund Building 12's share of the total Valhalla parking lot rehab project.

In other matters, President Retzlaff and Vice President Iverson reported on matters under consideration by the Master Board, on which both of them serve. Matters under discussion include action in selecting a vendor to handle next summer lawn care mowing and upkeep and long range planning goals for the entire complex. A list of the long range planning goals is included on the Valhalla website.

In another matter, board member Leslie Schwarz agreed to fill the vacant officer position of meeting recorder-secretary beginning with the next board meeting.

Minutes Submitted:
Bob Retzlaff, President

