

## VALHALLA TWELVE ASSOCIATION

Board of Directors Meeting

March 16, 2018

The Board of Directors of Valhalla 12 Association met Friday evening, March 16, 2018 in the Valhalla Party Room. All members of the board were present, including President Bob Retzlaff, Vice President Jim Iverson, Secretary Leslie Schwarz, Treasurer Nikolay Voskoboev and members Steve Rudnik, Mike Seery and Linda Kermes. Two residents also were present. The meeting was called to order at 6 p.m.

\* BUDGET REPORT: Jim Iverson present a financial report which showed that the association had cash on hand on hand as of the end of February totaling \$109,104. Also, the amount of pre-paid assessments -- the funds to be used to finance the repairs to the outside garage roofs -- totaling \$9,200. The total assessment for the project amounts to \$1,000 per unit and can be paid in installments of \$500 by July 1, 2018 and \$500 by Dec. 31, 2018, if not before those dates.

\* GARAGE DOOR: Bob Retzlaff reported that an indoor garage door replacement to be kept on hand in storage is being ordered at a cost of some \$1,600. The recent damage to the previous door caused by an accident when a driver was exiting the indoor garage is listed at \$1,150 and will be covered by the driver's insurance.

\* HANDRAILS ON RAILINGS: It was reported that Maintenance is obtaining information on the possibility of installing either extra railings or plexiglass on our inside stairs as safety measures -- a recommendation made by our insurance company. A cost comparison will be made.

\* ASH TREE REMOVAL: A report by Jim Iverson on the Master Board's Building and Grounds Committee centered on the committee's recommendation regarding Valhalla's complex-wide ash tree removal plans, due to the infestation of the emerald ash borer. Valhalla currently has 35 trees on its properties including several on Building 12 land, that ultimately will fall victim to the insects that are migrating through the region.

The City of Rochester is marking trees which need to be removed. The trees on Building 12 land are located on the island-boulevard between the outdoor garages and our building. The committee is recommending that the Master Board adopt an overall removal schedule of only about five trees a year, and not more to hold down expenses and retain visual quality as much as possible.

Final decisions including implementing and scheduling of the tree removal project will be made by the Master Board, which will receive input from individual board members. Representatives from Building 12 who serve on the Master Board are Jim Iverson and Bob Retzlaff.

\* PARKING ISSUES: Other topics discussed at the meeting included parking issues. Regarding the project to rehabilitate and resurface the parking lots within the entire complex, it appears that the work now will be delayed until the summer of 2019-2020.

Another discussion involved the unauthorized parking on the Building 12 lot by persons living in other buildings, particularly from Building 11. Various alternatives to solve the problem were discussed, including the towing of unauthorized vehicles. No final actions were taken, however.

The meeting adjourned at 6:53 p.m.

Submitted:

Bob Retzlaff, President

Leslie Schwarz, Secretary