

Minutes
Executive Committee

March 20, 2018
Valhalla Party Room
530 pm

Policy on Service or Companion Animals-

The committee met and reviewed the policy on service/companion animals. The committee revisited the need for written verification from a medical professional yearly. As this is seen as a prescription, the committee would like to reestablish the previous policy as "Valhalla management will require annual written verification of the need on January 1st of each year." The committee also addressed the growing reports of visitor's companion/service animals to Valhalla Park. The committee recommends the addition of "visitors to the Valhalla Park must notify and provide their verification to the office prior to arrival."

Lockboxes

The committee also discussed lockboxes and their intended purpose. It has been brought to the attention of Valhalla Management that lockboxes are currently being used as another way to distribute keys, in doing so compromising building security. To help reduce this security risk, the committee recommends the addition of 2.17 "lockboxes are to be used for units in the process of selling only."

Extended Leave

Valhalla currently has a large number of residents who relocate for the winter or long periods of time. This vacancy can leave the unit and association vulnerable to frozen pipes and or further unreported water damage. In hopes to minimize this risk, the committee recommends the additional of 2.18. "Units empty for more than 14 days must notify Valhalla Management and ensure the units thermostat is set to 65°. Maintenance will schedule wellness checks on the unit while the owner is away," to the Valhalla Resident Policies.

Drone usage

With the use of drones on the rise and inquiries from both commercial and residential pilots, the Executive Committee reviewed the liability risks, and potential safety concerns for the complex. The committee reviewed current Federal Aviation Administration regulations and possible restrictions that Valhalla should ensure are followed. It was decided that more research was needed regarding the city of Rochester's requirements.

Survey

The committee discussed the distribution and the timing of the upcoming Charter survey. It was decided, that the survey would be delivered via email to increase turnaround time and save on materials and postage. Residents that do not have email or not provided their email address to the office will receive a paper form.

Process for Adding/Removal of Valhalla Committee Members

Valhalla committee membership is currently addressed during annual meetings, for the following 12-month period. The committee discussed and stressed how important attendance was to be a productive and active committee.

The committee recommends establishing some general limitations or guidelines regarding Valhalla's Committee membership:

1. Valhalla committees have a maximum of 8 members, and a minimum of 3 for quorum.
2. If a committee member resigns mid-year, their seat remains vacant until the following year.
3. Maximum of 1 building representative per committee.

Additionally, the committee discussed term limits and decided it was hard enough to find volunteers, let alone replacement for expiring membership.

Respectfully submitted by Stacy Hrtanek, General Manager