

Minutes
Executive Committee

May 15, 2018

Valhalla Party Room

6 pm

In attendance were Brian Kroeger, committee chair, Judy Ohly, Linda Castiglioni, Mike Fenske, and Stacy Hrtanek, General Manager

The committee reviewed Article 7.3 and noted that moving and remodeling should be addressed in more detail, than what is currently stated:

7.3 The moving and/or remodeling process can (1) involve unintentional damage to Common Areas such as hallways, stairways and door frames, (2) generate trash and (3) temporary inconvenience neighbors. Movers and Remodeling vendors should be mindful of buildings security and the associated disruption of normal order within the building.

The committee recommends creating a separate remodeling policy to address current trends such as flooring and disposal of construction materials.

Article II- Adding to 2.17- The committee reviewed new policy, 2.17 regarding lockboxes. The Committee recommends adding “Sale of units must be listed in a public domain.”

2.17 Lockboxes are to be used for units in the process of selling only. Sale of units must be listed in a public domain.

2.11 vs. Flooring Variances- Currently Valhalla Resident Policies states “units above first floor must be covered with carpeting, except for the kitchen, bathroom, utility room and entry floors.” However, an owner may request a flooring variance from the individual Association. These flooring variances grant the owner permission to install flooring other than carpet but makes the owner aware and responsible should any complaint occur regarding noise. The committee recommends adding verbiage from the flooring variance to update the current policy, making flooring variances unnecessary. It is suggested, that this be addressed in a new remodeling policy.

Article VII- Completely new- The committee review the suggested policy. The discussed changes will be made and brought back for review.

Article VIII- Companion Visitor Pet, Allowed? – The committee reviewed the current policy’s statement “Visitors to Valhalla Park must notify and provide their verification to the office prior to arrival.” Since Valhalla is viewed as a private entity, Valhalla can ban visiting companion animals, as we are not required to make reasonable accommodations to our guest/visitors. The committee recommends changing the current policy to “Visitor companion animals are not allowed.”

Resident Complaint Procedure- The committee reviewed a draft of the *Valhalla Management’s Resident Complaint Procedure*. This was requested by residents and the Master Board. The committee supports the recommended procedure.

Respectfully submitted by Stacy Hrtanek, General Manager