

Minutes
Executive Committee

June 19, 2018

Valhalla Party Room

6 pm

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

Smoking Hearing- The committee reviewed the smoking violation for a unit in Building Seven. After discussion, the committee recommends the Master Board fine \$50 fined to the unit.

Appeal Housing Rental Certificate- The committee reviewed the appeal requested during May's Master Board Meeting. This request was from an owner who was fined, \$50, for not complying with Article 7.1 Section C.

"if the unit is not an owner-occupied income property, the owner must provide a copy of the Housing Registration Certificate provided by the Building and Safety Department."

ALL owners were originally fined, that had received a hearing notice regardless of receiving the paperwork prior to the hearing. The owner requested waiving of the penalty, due to turning in the required paperwork after receiving his final notice, but before the hearing.

The committee recommends waiving the \$50 penalty for any unit that turned in their certificates to the office prior to the hearing.

Article II 2.11 vs Flooring Variances- The committee recommends eliminating flooring variances and implanting an update to Valhalla Resident Policy, Article 2.11.

"Owners may install appropriately cushioned float type flooring installation (such as laminate) to all areas of your unit. However, approval of such flooring installation does not relieve you from the responsibility of attempting to keep noise from bothering the neighbors. If complaints are received, the further resolution must be sought- e.g. area rugs in affected areas, and even in an extreme case- carpeting to be placed over the installation. Furthermore, the responsibility for noise abatement would apply to all future occupants of your unit as long as the varied flooring is in place."

Currently 2.11 states:

"The floors in every Unit above the first floor must be covered with carpeting, except for the kitchen, bathroom, utility room and entry floors."

Article VII- Move-in/Move-Out- The committee review the suggested policy. The discussed changes will be made and brought back for review.

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

Respectfully submitted by Stacy Hrtanek, General Manager