

BUILDING 12 ASSOCIATION  
Annual Meeting, Tuesday, Jan. 20, 2015

The annual meeting for 2014 for the Building 12 Association was held at 6 p.m. Tuesday, Jan. 20, 2015 in the Valhalla Party Room. Directors present were President Bob Retzlaff, who called the meeting to order, Vice President Ivy Luoma, Treasurer Nickolay Voskoboev, and Director Mary Campion. Director Sally Stori was absent.

Also present was Valhalla General Manager Judy Ohly and Maintenance Director Matt Brown. Some 35 persons were present for the meeting, which was one of the largest number in recent years. Roll call established that a quorum was present either in person or by proxy.

Reading of the minutes of the previous annual meeting, on Feb.12, 2014 was waived.

In giving his annual report, President Retzlaff said that several improvements in basic facilities were made during the year, including an update rehabilitation of the Lobby area, a landscaping project to south side of the outdoor garages, and needed improvements to the outdoor garages themselves. The latter project was mandated by the Valhalla Master Board.

The president also said that a measure of budget relief was noted since the 2015 budget was held to the same 2014 figure meaning there is no increase in either residents' dues or garage fees.

The president, who also serves on the Master Board, discussed their activities and reported that the board is in the process of determining whether the Valhalla contract with Charter Communications for TV service shall be renewed. The current five-year contract expires July 1. Other TV options are being discussed and it appears there will be a vote involving all owners in the complex to determine whether Charter's contract should be renewed. Information regarding other TV service options will be discussed before any decision is reached.

The Valhalla treasurer, Nickolay Voskoboev, discussed 2014 expenditures and reviewed the 2015 budget. The 2015 budget, which is the same as 2014, totals \$281,689 and monies currently in the reserve fund totals some \$50,000.

Major potential future financial problem, it was pointed out in the discussion which followed, involves possible replacement/repairs to sliding glass balcony doors in several units. A survey and inspection of units which have problems is continuing by the Maintenance Department -- it started last fall. Some of the repairs and/or replacement of the balcony doors carry a significant price tag which the association normally has to bear.

Some owners also are reporting mold problems which are showing up in their units which also need inspections and recommendations by maintenance.

A smoking problem in one area of the building raised a concern by a unit owner and the board indicated it will take a look at the entire issue, by perhaps increasing air flow throughout the building or taking other steps.

The matter of whether the board should designate additional outdoor disabled parking spaces was brought up, and it was decided that the board shall take a poll of residents to see if more spaces are needed.

In another matter, President Retzlaff questioned the audience if they felt the practice of holding a summer picnic -- usually in June -- should continue. Most people said it was an enjoyable event, even though attendance was disappointing to some, but last year's picnic chairman -- Billie Rudnik -- volunteered to lead the event again and her offer was accepted. More details will be announced as the event approaches.

Nomination and election of new directors was the final item on the agenda.

Nominated were: Nickolay Voskoboev, Ricky Burmeister, Sally Stori, Steve Rudnik and Jim Iversen. Elected were: Nickolay Voskoboev, re-elected, and Ricky Burmeister and Steve Rudnik, all for three-year terms, and Jim Iversen for a one-year term.  
On motion, the meeting was adjourned.

SUBMITTED:  
Bob Retzlaff, President