Valhalla building 12 board meeting, August 23, 2016, 5:30 PM.

Members present: Bob Retzlaff Pres., Jim Iverson VP, Nick Voskoboev treasurer, Steve Rudnick, Mike Seery recorder. Judy ohly Valhalla manager.

This was the first workshop for the 2017 budget. This was an informational meeting and no specific numbers have yet been finalized.

Judy gave a report on how this year's budget is progressing. She noted that building 12 is doing well as per the annual expenditures and those should probably be budgeted fairly similar. Where we fall short our capital expenditures and we will need to find money for those in the future. A partial list of those expenditures for this year includes the water leak in the stairwell, replacement of the laundry vents, building crack sealing and repair, front canopy repair, and sidewalk repair. The most pressing capital expenditure we have for the future is replacement of the ceiling lights in the hallways. They are old and are now creating a fire hazard. Maintenance has actively been pursuing new fixtures and the hangup appears to be that nothing will fit because fixtures are not now made to fit in the same space. Our building 12 share of the Valhalla parking lot re-surface will be due in 2019. We need to save for that yearly. It was noted that some of the railings are rusting and this might be a future project. Most of our long-term assets are in pretty good shape at this time, it should be noted that the projected life of our heating plant is over in three years, our water pressure booster pump is past its life time projection but it can be repaired and maintained yearly for cost of approximately $1000.

Nick the treasurer gave a detailed report on the current state of building 12 affairs. To summarize expenditures exceed income. Nick offered a few ways to increase income but that is definitely a work in progress.

The board hired Nick Voskoboev to be unit 100 rental manager. He is Olmsted County certified to be a rental manager. salary will be 5% of rental.

Mike Seery recorder