

Valhalla building 12 board meeting January 20, 2016

The building 12 Board of Directors met at 7 PM. Directors present were Bob Retzlaff president, Jim Iverson vice president, Stephen Rudnick, Nick Voskoboev, and Mike Seery. This was an open meeting and one owner was present. She was allowed to comment and ask questions.

There was one item on the agenda, that being the new door replacement policy. The next to final draft of that policy is included here with a final sentence to be added by tomorrow pertaining to the owners extra cost burden if they choose a vendor other than the association's recommended vendor and that vendor is more expensive. Basically it will be the homeowners responsibility for the extra cost.

Door Replacement Policy:

1. If an owner is having problems with his/her patio doors, the office should be called.
2. A work order will be generated for the Maintenance Staff.
3. The door will be inspected and repairs will be made if possible. If the door has failed and cannot be repaired, the door will be eligible for replacement and this must be requested by the owner.
4. The owner of the unit requesting door replacement will be responsible for 50% of the replacement cost, the money will need to be paid at the time the order is placed.
5. The Valhalla 12 Association will place your orders once a year. For consistency and volume pricing, orders will be replaced with the Association's current vendor, W. L. Hall.
6. Replacement and/or repairs will be accomplished based on Association available funds.
7. (To be written pertaining to owner's cost burden when they hire a personal vendor)

The motion was made and seconded to accept this policy. The approval was unanimous.

A second agenda item was added: that open board meetings are only open to owners, their families or their representatives.

A motion was made to accept that policy, it was seconded, and met with unanimous approval.

Recorder: Mike Seery, the January 20, 2016.