

VALHALLA TWELVE ASSOCIATION

A meeting of the Board of Directors of the Valhalla Twelve Association was held at 7 p.m. Friday, March 10, in the Valhalla Party Room. Attending were: President Bob Retzlaff; Vice President Jim Iverson; Treasurer Nick Voskoboev and member Steve Rudnik. Not present was Mike Seery, recorder.

Various items were up for discussion. They included:

- * The hallway storage room on the eighth floor is in disarray and contains items like a bed frame, children's toys and other material which should not be stored there. The items also prevent some owners from getting to and from the items that they have placed as required on their storage shelves. The unclaimed objectionable material will be picked up by Maintenance and held for 30 days and then disposed of.
- * The possibility that cats are being kept by some owners in their units was discussed. This is prohibited by Valhalla resident policies, and a warning notice was posted on the Bldg. 12 bulletin board.
- * Balcony window replacement issues were brought up and to centralize the application process and keep matters up to date, owners seeking balcony replacement windows are to apply only to board members Jim Iverson or Mike Seery, who keep track of the priority list.
- * Request from the owner of Unit 805 for some modifications within her unit were discussed and approved as suggested at the owner's expense. The owner is currently in a nursing home and it is not certain whether she will return to her unit. Other modifications within the building -- not the unit -- that were requested were discussed by the board but no action taken. These also would be done at the owner's expense if approved.
- * Replacement of the hallway lights remains a top priority of the board but further information and cost estimates are still needed. The current plan would be to install new fixtures on just one floor to begin with and if the project is successful as planned work on the other floors would follow.

The lighting needs to be replaced, the board and Maintenance Dept. feel, due to a safety hazard with the deteriorating condition of the existing original-equipment fixtures.

Some owners and some board members feel that the hallway ceiling tiles also need to be replaced as well, but no decision has been made. Board members said a meeting of owners to hear their opinions would be called before any decision is made.

* A bill from Kasson Cleaning for \$345 for cleaning the entrance hallway steps was approved. The work in Bldg. 12 was actually done by mistake -- the cleaning crew was assigned to work at Bldg. 11 but came to Bldg. 12 by mistake. The company has submitted informal bids to clean Bldg. 12's entire hallway carpets for a price significantly less than what other firms have charged in the past. But no final action was taken.

* A new member of the Building 12 Board of Directors was approved. She is Linda Kermes, Unit 401, who has resided here for 18 years. Her appointment term runs until the Bldg. 12 annual meeting when she will be eligible for election for a three-year term.

There currently is one other vacancy on the board. Persons interested should contact the office and include a resume.

SUBMITTED:

Bob Retzlaff, Bldg. 12 President