

Valhalla building 12 open mic board meeting, July 18, 2016, 6 PM.

Members present: Bob Retzlaff president, Jim Iverson vice president, Nick Voskoboev treasurer, Steve Rudnick, Mike Seery.

This was an open mic meeting with about 20 owners present. The purpose of the meeting was to give owners a chance to air any concerns they have.

Pres. Bob Retzlaff opened the meeting and immediately gave the floor to treasurer Nick Voskoboev who gave a brief treasurer's report preliminary to the in-depth report in September. Nick mentioned that expenses were exceeding income and he noted that the bill for the sidewalks came in at twice what was stated. He also mentioned that we had some big expenditures such as the sealing of the exterior of the building, the dryer vents replacement and cleaning. The building and grounds committee gave a brief report. They noted that there is no money left in the budget for more sliding doors this year and it the waiting line for next year has already started. Jim repeated the procedure for getting in line and Mike mentioned the new contractor process. Steve talked a little about building security and mentioned that if any owners are to be gone for more than two weeks they should ask somebody to check on their unit or their garage. Bob gave a synopsis of the master board meeting talked briefly about long-range planning and mentioned that reserve funds are underfunded most everywhere in Valhalla. The owners were then given the floor to talk about anything they had on their minds.

It is very important to note that the following are questions and comments made by the owners and have not been made into policy, these are solely the opinions of those who stated them. Several owners were astounded that the concrete company's bid for the sidewalks was doubled when we got the bill. Another owner asked what are the expenses and Nick gave a short list. An owner asked why the theft from one garage was not caught on the security camera. It was noted that the security camera has a two-week loop and the owner was gone past the two-week limit. One owner wanted new carpeting and new ceiling tiles in the hallways. It was noted that

maintenance is seeking a solution for light fixtures in the hallway and hopefully will replace the fixtures shortly. Several owners complained about an old pickup with canvas covering the bed of tools. It just seemed to park in the handicapped zone indefinitely. A board member mentioned that that would be a subject for the main office. One owner wanted the ceiling tiles replaced at the same time as the light fixtures. One owner questioned the yield sign at the west exit, she was concerned about liability. Several owners mentioned that the elevator carpet needed replacing along with the stairway carpet. One owner suggested putting the 24 hour signs back on the parking spaces just outside the main entrance. One owner mentioned that doors should not be braced open for contractors working in the various units. The people having work done should be responsible for opening and closing the doors. Another owner asked what are the rules in the basement. He complained about at least one stall being a fire hazard and filled with cardboard. Another owner apologized after this for saying he had too much stuff in the parking stall. Several owners suggested people using outside garages for storage only should be charged regular storage prices. There were several consenting murmurs. One owner said that 20 years ago nobody ever used the garages for storage. "The garages for storage" discussion lasted for quite a few minutes. Another owner mentioned that the maintenance department no longer would replace garbage disposals. It was noted that maintenance will no longer do repairs that require a licensed plumber or electrician. Another owner suggested that the first stall in the underground parking be used for the recycling bins and the garbage bin instead of where they are now. Some people thought there wasn't enough room in that one stall and that it would place an undue burden on the next parking space. All in all the discussion was lively and the meeting appeared to be a success.

Recorder: Mike Seery.