

BUILDING 12 ASSOCIATION
Board of Directors Meeting
July 24, 2018

The Board of Directors of the Building 12 Association met at 6 p.m. Tuesday, July 24, 2018 in the Valhalla Party Room.

Present were: President Bob Retzlaff, Vice President Jim Iverson, Secretary Lesley Schwarz, Treasurer Nikolay Voskoboev, and Board Members Steve Rudnik and Mike Seery. Absent was Board Member Linda Kermes. Six building residents also were present.

*After the Call to Order and Roll Call, President Retzlaff opened the meeting with several observations from Master Board meetings. The Valhalla Maintenance Dept. now is at full strength with three recent hiring's and a new program of periodic building inspections of all Valhalla residential buildings has begun. The inspections, carried out by the general manager and maintenance dept... focuses on the limited common elements of each building and the preventive maintenance required in those areas annually as mandated by the state.

*Building 12 finances were covered by Vice Presidents Iverson and Treasurer Voskoboev. Some \$107,000 is on hand, including \$90,000 in checking and \$17,000 in reserve. It also was noted that some \$42,000 has been paid by owners as of July 1 in response to the \$1,000 per-unit assessment that was established several months ago.

*Vice President Iverson, Building 12's representative on the Valhalla Master Board along with the President, reported that the vote and decision on extending the Charter TV contract has not been settled yet, and probably will come up at the August Master Board meeting. The Charter contract covers all approximately 380 units in the Valhalla complex. Two hundred and eighty seven units responded to the survey.

*The problem of water leaks in the building affecting several units in the NW end of the building is under study to determine the points of origin.

*Another point of discussion involved a possible change in opening hours of the fitness room and indoor pool at the recreational building. A proposal to keep these areas open 24 hours each day is being considered by a Master Board committee. The consensus of those at the meeting was that no extension of current hours is necessary.

*The meeting adjourned at 6:48 p.m.

Submitted by:

Lesley Schwarz, Secretary
Bob Retzlaff, President