

BUILDING 12 BOARD OF DIRECTORS

Meeting April 12, 2019

* The Board of Directors of the Building 12 Association met at 6:30 p.m. Friday, April 12, 2019 in the Valhalla Party Room. Present were: President Bob Retzlaff, Vice President Jim Iverson, Secretary Lesley Schwarz, Treasurer Nikolay Voskoboev, and members Steve Rudnik and Mike Seery. Member Linda Kermes was unable to be present. Several owners also attended.

* A budget report submitted by Jim Iverson showed expenditures for 2019 were several thousand dollars above the corresponding 2018 three-month rate. Main reason was a \$5,000 snow removal expense during March. Several major expenses are projected for later in the year once estimates are received. These include work needed to solve rain/water leakage problems -- some eight units have reported damages due to leaks when it rains -- and repairs planned on the parking lot.

* The building's security camera system -- two years old -- may have to be improved soon since its usual lifespan is about to end. Other similar systems in the Valhalla complex also are nearing an end.

* President Retzlaff explained several changes in overall Valhalla procedures as established by the Master Board. The board is attempting to update operating policies to conform with Valhalla bylaws. Some of the changes involve abolishing and/or consolidating certain committees, increasing the authority of the general manager when it comes to approving individual building improvement contracts, setting three-year term expiration dates on Master Board members, and setting a policy of removing Masters Board members if they miss three consecutive meetings.

* In other matters, the Building 12 board reaffirmed the current policy of not being able to reimburse owners for patio door replacements either this year and likely in 2020 due to financial constraints. Also, all future board meetings will be posted and open to owners.

* The remainder of the meeting was devoted to explanation, discussion and voting on several board proposals regarding regulations governing the indoor garage policies from this day forward:

* These policies were acted upon and will be added the Building 12 Resident Policies related to interior garage parking: All proposals were adopted without objection.

1. Owner/occupants of Building 12 will be limited to one interior parking space per unit.
2. Owner/occupants leasing interior garage space will be required to possess an operable motor vehicle. Use of the leased space will be for the purpose of housing said vehicle. (Reference Master Board meeting minutes of Aug. 19, 2014.)
3. Failure to comply with this policy may result in termination of lease agreements.
4. Subletting: The lease of the interior garage parking stall is responsible to notify Valhalla management when subletting the space indicating the specific period of time in which the space will be sublet along with the name of the person and the number of the vehicle's Valhalla parking sticker. Subleasing can be granted for a 90-day period. Extensions beyond 90 days may be granted.
5. Visitors of Building 12 residents are required to utilize the outdoor "Visitor Parking" spaces during the hours of 5 p.m. to 7 a.m.

6. All vehicles must display a current Valhalla parking sticker affixed to the lower left corner of the windshield.

* Again, all of these proposals were approved unanimously.

* After an open comment time, the meeting was adjourned at 7:30 p.m.

SUBMITTED BY:

Bob Retzlaff, President