

**Valhalla HOA #12  
Board of Directors Mtg  
Nov 16, 2022**

**Present: J. Iverson, M.Seery, P. Schultz, T. Svec, N. Voskoboev,  
P. Heins (for balcony door bid presentation/discussion.)**

**Absent: S. Rudnik**

**Called to order: 6 PM**

**Adjourned: 7:20 pm**

***Balcony Slider replacement bids:***

- **P.Heins presented a comprehensive report related to bids received from six companies who will be considered for providing balcony slider doors at the time we re-initiate slider door replacement.**

***Board of directors' term limits:***

- **C. Robson, GM, will need to provide the board with the names of board members whose term will expire at years end.**

***Resident Smoking Violations:***

- **HOA #12 has experienced smoking violations (odder has permeated into housing units). The appropriate reporting process was reviewed. In addition, a notice has been posted to all residents requesting cooperation and adherence to the NO SMOKING policy. Intrusion into one's personal space and the potential health impact on residents is unacceptable.**

***Request to conduct an estate sale:***

- **A resident has asked for consideration to conduct an estate sale in the future. The sale would be conducted in the owner's condo unit. All security measures currently in place would need to be maintained along with pre-established guidelines. There have been estate sales conducted in the past within the Valhalla complex. A policy governing estate sale does not currently exist.**

***Assessments:***

- **As a matter of interest, there have been two special assessments levied against HOA #12 residents since 2013. The total per unit was \$1500.00.**

***Bug Strip:***

- P. Schultz presented information regarding a "bug strip" which is an adjustable width vinyl strip that may aid residents in preventing wasps from entering their unit via the balcony screen sliders.

***Legal opinion:***

- We are still waiting for a response from our attorney related to a pet policy and term limits for board members. She had indicated she would provide answers the week following Thanksgiving. We have not yet received requested information. In addition, we have asked for clarification to 6.4.a of the Declaration which is yet to be provided.

***Unit #100 balcony screens:***

- The screens to unit 100 have been problematic for some time in that they do not function fully and as they should. Nik, as the rental agent, will be following up on this issue.

Submitted by J.Iverson