

Minutes of a
Special Meeting of
Valhalla Ten Association
Board of Directors

The Valhalla Ten Association Board of Directors met on the 15th of May 2016 at unit 15. There being a quorum, the meeting was called to order by the President at 7:00 PM.

The roof was discussed. Ledegar has completed the work and we are waiting for the final inspection with Building Safety and the materials manufacturer inspection.

The exterior lighting was discussed. Once a suitable fixture that is efficient, and produces the ideal intensity of light all at a reasonable price, then we will have all the exterior lights replaced as discussed in the previous board meeting.

The exterior issues with the entrances and stucco were discussed. Seven companies that were contacted last July were again contacted. We have been unable to get any to agree to do the work. Some companies simply ignored us, others stated they were not interested and two companies, Schoeppner and Seitz said they would give a bid, but neither felt they could do the work this year.

The final year assessment payment due in June was then discussed. It was resolved that until an actual bid can be obtained to have an idea of the potential costs for repairing the exterior, the final year assessment payment will be extended to 31 December. Once a bid is received, the board will again discuss the remaining assessment payment.

The smoking ban was discussed. The ballots have been sent to the owners and are to be returned on the 25th of May. Once the count is done, the board will make a decision concerning the smoking ban.

The indoor lighting was discussed. Everyone agreed the lights are a good improvement.

The security cameras were discussed. Our building is next on the list for installation.

Replacement of the pine tree that was removed was discussed. The arborist has recommended either a Hawthorne or a Larch. The board resolved to have a Larch planted.

There being no further business, the meeting was adjourned at 8:00PM.

Secretary,
Michael Chaffee

Valhalla Ten Assessment Notice

The board has not been able to obtain a bid for repairing the building's entrances and stucco problems. Only two companies contacted have even indicated they would be willing to do the work and neither believes they will do it this year. The board needs a bid in order to make a decision on the final year assessment payment. Cancelling the final year payment could leave the reserves short for repairs and result in a new assessment. However, it is clear the money is not needed at this moment. Therefore, the Valhalla Ten Association Board of Directors have decided the due date for the final year assessment payment is to be extended to 31 December 2016. Once a bid for the exterior work is received, the board will meet and make a decision on how much, if any, of the final year assessment payment will be needed.