

Building 12 Association

Annual Meeting, Wednesday, January 27, 2016

The annual meeting for Building 12 Association was held at 6 PM Wednesday, January 27, 2016 in the Valhalla party room. Directors present were president Bob Retzlaff who called the meeting to order, vice president Jim Iverson, treasurer Nickolay Voskoboev, director Steve Rudnick, and director Mike Seery.

Also present was Valhalla general manager Judy Ohly and maintenance director Matt Brown. 32 persons were present for the meeting. Roll call established that a quorum was present, either in person or by proxy. Reading of the minutes of the previous annual meeting on January 20, 2015 was waived. Pres. Retzlaff opened the meeting with his annual report. He mentioned that we are one of the first associations in Rochester to institute a no smoking ban. Pres. Retzlaff said that although there are bylaws for the entire Valhalla area, building 12 has a separate set of bylaws. Sometimes these overlap such as in parking regulations. Retzlaff mentioned that we now have three building 12 residents on the master board. Our voice shall be heard. The master board has tightened rein on the associations to bring their reserve funds up-to-date. The main office is helping with this. Noted is the fact that building 12 is in compliance with that mandate. Retzlaff noted that the cable contract has been renewed for another three years with just a cost-of-living increase also noted was the cable company gave us \$20,000 back before the renewal. Retzlaff noted that we have had a rosy financial situation for the last two years and haven't had to raise the association fees he did say we can't keep the lid on forever the building is 32 years old and we can't predict what will happen. Treasurer Nick Voskoboev gave a clear and concise PowerPoint presentation of the financial report. Basically we are maintaining with a minimal increase in income. Nick also noted that building 12 owns unit 100 which produces net income monthly and could be used in an equity loan if needed. Matt Brown noted that we have a bid to replace dryer vents. It is a major project because of the difficulty reaching the higher floors. It was mentioned that the Valhalla parking lot will be resurfaced in 2019. This is a large expenditure and all the associations should start by getting ready now for their share of the cost. Vice president Jim Iverson helped to clarify the new policy on the sliding glass doors he mentioned that in the recent past three openings were replaced for \$13,300. The new policy has previously been distributed to all owners. One or two board members will accompany Matt on the initial inspection of doors needing repair. Director Steve Rudnick talked about assessments and how they are similar to home improvement loans when you own your own house. Just a necessary evil. He noted that the board tries very hard to keep any increases to an absolute minimum. Retzlaff mentioned that we want to start "look ahead meetings". These would possibly be monthly meetings with the owners discussing long-range plans and what we have to do in the future. Manager Judy Ohly reports she loves the job here at Valhalla. The

office and maintenance staff is settled into a semblance of stability. The new computer software system has had a year to work the bugs out and the response time for work orders has quickened immensely. A new website will be up in about a month or so and it will be real interactive. She noted that Valhalla had the best "night out" last year in Rochester. She also noted that she is working on a grant to get free tree plantings on the boulevards. She noted that a professional arborist has been hired to be the one entity over all the different grounds projects. It was noted that building 12 does not accept \$75 reserved parking spots. Open comments were accepted throughout the meeting. One owner reports she quit smoking but she was still reported to the office as smoking, another owner verified that she had not been smoking and the word harassment was suggested. Other owners suggested we need more handicapped spaces they say it is extremely difficult for some people to get down the steps at the higher parking level. Other residents mentioned that it is hard for their guests to have to come to their unit get a parking sticker, go back to the car, and then come back to their unit. Some owners mentioned they wish the visitor parking space was back. One owner mentioned that the FedEx and other carriers were not as careful as they used to be about tracking in mud and snow. She suggested a sign in the entries stating "wipe your feet" okay so this one is going away. Nomination and election of new directors was the final item on the agenda. There were no new nominations and the board retained the same members. On motion the meeting was adjourned.

Recorder: Michael Seery