

**Valhalla HOA #12
Board of Directors Meeting
Apr 19, 2023**

Present: J.Iverson, S.Rudnik, M.Seery, N.Voskoboev, P.Schultz

Absent: T.Svec

Called to Order: 6 PM

Adjourned: 7:20 pm

Rental Agent Request:

Mr Voskoboev, as rental agent for unit #100, has requested an increase of \$5.00/month. A brief discussion ensued with a motion to grant his request motion seconded, motion passed unanimously.

Rules/Regulations:

Violation of rules and regulations was discussed, most notable was the installation of laminate flooring which is in violation of our existing Rules/Regulations. The concern is that some folks request an exception to the rules (which is likely denied) while others simply go ahead and install laminate flooring. No firm decision was arrived at as to what may be a solution to the issues. Once a violation is discovered, a letter will be issued to the violator along with the Rule/Regulation and what the potential consequences may be.

Budget Item:

At the last finance meeting a request was made to create a flow chart, depicting the flow of HOA monies, that may aid in a better understanding as to the steps taken related to an HOA flow of monies. The request was met with approval by finance committee members.

Smoking Issue:

We have experienced a number of complaints (originating from one unit) regarding the odor of smoke. Chris Robson, GM and J.Iverson have visited with the two parties involved to, hopefully, resolve the issue.

The established complaint process has been followed with the Executive Committee recommending no further action at this time.

Balcony/Patio Door Replacement:

Discussion took place related to patio/balcony door replacement and the cost involved and how that cost would be parceled out. No solid conclusion was arrived at.

Security System:

Approval was given by this board to purchase and install an upgrade to our current building security system. J.Iverson will follow up with our GM as to the status of this project. This board approved the purchase, which is documented in the Jan 18, 2023, board meeting minutes.

Estate Sale:

No further information/request has come forward regarding an owner's inquiry related to conducting an estate sale in a unit of bldg. #12. A document stating what the expectation would be on part of the party conducting the sale will be developed if a further request is received.

Submitted by J.Iverson