

BLDG. 12 BOARD OF DIRECTORS
Meeting June 12, 2018

The Board of Directors of the Building 12 Association met at 6 p.m. Tuesday, June 12, in the Valhalla Party Room. Present were President Bob Retzlaff, Vice President Jim Iverson, and members Steve Rudnik and Mike Seery. Not present were Linda Kermes, Leslie Schwarz and Nikolay Voskoboiev.

* The meeting began at 6 p.m. First item was a review of the Building 12 budget. It was noted that as of the May 1 financial report the association had a total of some \$96,000 in the bank -- including cash on hand and in the association's reserve fund. It also was stated as a reminder to owners the first half payment of the previously approved assessment is due by June 30.

* Parking lot and towing procedures were reviewed and it was noted that parking towing changes were made that exempt autos which are parked in the "Visitors" parking area.

* It was stated that probably for the first time in years, or ever, a chemical treatment program to remove sediment from the building's cooling tower has been approved. This program will continue periodically at a cost of approximately \$2,400 a year.

* An extended discussion on the use of the building's suggestion box ensued. It was noted that many of the suggestions submitted by owners were vindictive concerning individuals and policies and were unsigned. Board members agreed that suggestions are more effective if they are unsigned since unsigned ones get little attention. Also, suggestions should include positive suggestions rather than negative comments and vindictive to individuals and policies. There were suggestions that more restrictive policies should be followed regarding suggestion box comments but the board took no action in this regard.

* An announcement was made that the Master Board, in a few months, will make a decision on the continuation of Spectrum TV cable service since the current Valhalla complex-wide contract with Spectrum expires soon. Plans are to survey each owner in the entire complex relative to a continuation of service. If the contract is not renewed owners may still continue Spectrum service on an individual -- but more expensive -- service than that provided now.

* Other informational discussions followed on such subjects as Valhalla's companion animals policies (no limit on the number allowed in each "qualified" household; the coming tree removal project involving trees located on the "boulevard" between the building and outdoor garages; patio door replacements and a new "needs" survey likely for 2019; the complex-wide parking lot re-surfacing project that now has been deferred until, probably, 2020 due to financial constraints; fire alarm safety testing in individual units that will be undertaken each year at a cost of \$800; and employee turnover which has occurred in Valhalla staffing the past few years.

* On motion, the meeting adjourned at 7:15 p.m.

Submitted:
Bob Retzlaff, President