

**Valhalla HOA #12
Board of Directors Meeting
July 20, 2022**

Called to order: 6PM

Adjourned: 7:20PM

Present: Svec, Iverson, Seery, Rudnik, Schultz, Voskoboev

Absent: Kruger

Suggestion Box

- **T.Svec submitted suggested wording for instructions to be applied to the suggestion box in the lobby.**

Interior garage storage bins

- **A resident has asked the question if storage bins can be erected by the renter of the garage stall designed to the specification of their own design. The answer is no, any new installation of storage bins in the garages must be to Valhalla specifications. Reminder, if/when bins are installed by or at the request of the garage stall user, it automatically becomes the property of Valhalla. Board approval would need to be given prior to any modification such as storage bin addition.**

Handicap parking

- **The question was asked if anyone that holds a handicap parking placard, can that person be granted reserved parking? The answer is---- no. Keeping in mind we are expected to provide two (2) handicap parking spots for a building our size based on the number of housing units in the building. We currently provide four (4) spots. One is reserved, others that have been reserved in the past were for a very short period of time, i.e. one day.**

Balcony repairs

- **Several issues related to balcony upgrades were discussed. Three to be specific---railing paint (paint is chipping), concrete repairs and rust stains emanating from the railing posts. Motion made and passed to combine all three needs into one effort and consider the entire project a lower priority on the to-do list. A bid of \$36,000.00 for just the scraping and paintings of railing was recently received.**

Shopping carts

- **Building #15 board has offered us the purchase of 6 shopping carts at \$20.00 each. This was supported by the board. These are newer carts than what we currently have and would enhance the availability of the carts. Some of our old ones may be removed once the newer ones are made available.**

Bird Feeder request

- **A request to install a bird feeder(s) on a resident balcony was denied in keeping with the current building 12 policy.**

Magnetic door clips

- **An order for magnetic door clips to be placed on each resident door on which to clip notices has been placed. The purpose is to prevent notices from being placed on the floor. Do not remove the clip.**

Garbage disposal issues

- **The appropriate and proper disposal of garbage was discussed. Trash vs recyclables seems to be a constant point of misunderstanding on the appropriate method of disposal. On many occasions, newspapers have been sent down the trash chute which should have been taken to the recyclable container. Failing to secure trash bags prior to placing down the chute is also a common mistake.**

Balcony door replacement

- **We are still awaiting a bid for balcony door replacement costs.**

Governing Documents

- **Building 12 is now operating under the auspices of the revised By-Laws/Declaration. There is a need to review and/or revise the Resident Policies to assure they are in line with all governing documents under which we operate.**

Budget Status

- **Budget review----expenses for the month of June 2022 amounted to \$25,944.00 which leaves us with a bottom line of \$136,667.00.**

Carpet Shampooing

- **Board members recommended the entire carpeted areas in the building be shampooed.**

Submitted by J.Iverson