

Judy

Valhalla building 12 board meeting May 25, 2016

Members present: Bob Retzlaff Pres., Jim Iversen VP, Nick Voskoboev, Steve Rüdnick, Mike Seery secretary.

- 1: Bob Retzlaff opened the meeting by passing around photographs of some of the exterior damage that is being repaired at this time. The damage is quite extensive. This project also includes the dryer vent replacement and duct cleaning. The vents replaced were definitely in need of repair. Besides being blocked almost like concrete several contained birds nests. The ducts were cleaned using a rotating brush connected to a vacuum. It was suggested that maybe we should repeat the vacuuming yearly.
- 2: Valhalla sidewalk repair is going on. Building 12 is responsible for a portion of the cost.
- 3: rental unit 100 management. The board appointed ~~Jim Iversen~~ ^{Nick Voskoboev} Building 12 Rental Supervisor. Partial list of his duties include finding new tenants when necessary. meeting with the city rental official and monitoring the building as **our** bylaws state that this is a non-rental building.
- 4: parking issues, oil leaks from cars were discussed were discussed. Included was outside parking and inside garage parking. It was decided to send owners a letter referencing the line in the bylaws about leaking vehicles. Also discussed was a Mazda with expired plates that hasn't been moved in a while and a board member will discuss with the owner of the vehicle.
- 5: a full set of sliding glass doors have been replaced in one of the units with a new contractor. We will monitor this installation for a while. If there are no problems we will proceed with future installations. Owners should be reminded that the procedure for replacement is a letter handed in at the office stating the reasons why they should be replaced. If doors just need to be adjusted or repaired, a work order with maintenance staff should be placed.
- 6: numerous board members have been receiving complaints about the length of Valhalla grass. Valhalla landscaping is a master board responsibility and complaints about landscaping should be brought to the main Valhalla office. A letter to this effect will be placed in our main glass-enclosed bulletin board. The treeplanting Saturday was a huge success and thanks should be extended to all involved.
- 7: balcony decorations were briefly discussed. Of particular note were items like flags that hang over the side. It was noted that these kind of things are against the bylaws but no action was taken.
- 8: it was decided to schedule an open board meeting at least every three months and have owners invited and encouraged to voice their own opinions. The first of these will probably be scheduled July August.

Recorder: Mike Seery secretary.