

BUILDING 12 ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 12, 2017

A meeting of the Board of Directors of the Building 12 Association was held May 12, 2017 in the Valhalla Party Room. Directors present were Bob Retzlaff, president, Jim Iverson, vice president, treasurer Nik Voskoboev, and directors Steve Rudnik, Mike Seery, Linda Kermes and Kirby Walton.

BUDGET STATUS. . . Various reports were given. The budget report showed that as of April 30 the cash on hand and reserve fund showed a combined balance of \$62,000 although all bills for the month had not been paid by that date.

PATIO DOOR REPLACEMENTS. . . The installation of replacement patio doors -- a cost-sharing project between the association and the affected owners -- continued and as of the meeting date five installations are pending..

On motion, the board approved the continuation of the project so that all of the five owner-requested patio door replacements will be installed in the next few months. The board also stated that there will be no other replacement projects approved during the rest of 2017 or in 2018, to allow additional funds to be built up.

Owners whose requests have been granted must pay their share of the costs before the installation work begins.

HALLWAY CEILING LIGHTS. . The board continues to act on replacement of hallway ceiling lights. New fixtures were installed on the Sixth Floor as a trial and has drawn approval from owners. However, another type of lighting fixture is being considered and these fixtures may be installed on a trial basis on another floor as the board considers alternatives.

The reason for looking at the second option relates to future costs -- the lighting elements on the sixth floor have a life span estimated at only five years and likely would have to be replaced then. While the second lighting option being considered has an indefinite life span beyond five years.

LOAN CONSIDERED. . To meet potential future project costs, the board approved an application for a line of credit from a local bank but it would not be utilized until -- and if -- it is needed in the future.

PARKING LOT CHANGES. . . Some changes in Valhalla parking regulations are being implemented by the Master Board and will involve the reissue of Valhalla parking stickers. Also, the use of the hanging visitor parking tags will be ending. These changes are made as the result of discussions with Pulver Towing and at their request. As a result, the Building 12 Board is authorizing the expansion of the visitor parking area in the Building 12 lot from four spaces to six.

Pulver Towing holds the contract for towing away unauthorized and untagged vehicles from the Valhalla lots and the changes are at their request.

Owners will receive further information from the Valhalla office as to when the changes will be implemented. The new parking stickers will be a different color from the existing ones, which

must be turned in for the transition. The new stickers also must be placed in the lower left corner of the windshield -- a different area than currently.

On another matter, the president and vice president will be meeting with the Valhalla general manager soon to discuss lawn maintenance issues which were brought up by owners last season.

On motion, the meeting was adjourned.

SUBMITTED BY:

Bob Retzlaff, President

Jim Iverson, Vice President