

BUILDIBG 12 ASSOCIATION  
Board of Directors Meeting  
October 12, 2018

The Board of Directors of the Building 12 Association met at 6 p.m. Friday, Oct. 5 in the Valhalla Party Room. Present were President Bob Retzlaff, Vice President Jim Iverson, Treasurer Nikolay Voskoboev and board members Steve Rudnik and Mike Seery. Unable to be present were Secretary Lesley Schwarz and Linda Kermes.

- The President called the meeting to order at 6 p.m. First on the agenda was an appearance Mr. and Mrs. Chris and Andra Steel, owners of Unit 107, who request an exemption from a policy that prohibits the placement and use of a bird feeder on their patio. After a discussion with the Steel's, the board tabled the request for further discussion later in the meeting. (The request was ultimately rejected by the board since it is in violation of existing policy.)

- Various reports then were presented by board officers. Financially the association appears to be in solid shape with funds on hand totaling some \$116,000 including reserve funds. In this regard, it was noted that the board soon will be discussing the 2019 budget, with action expected in several weeks. The finalized Building 12 budget then will be advanced for Master Board action which would take place by mid-November.

- Also during this discussion, it was noted that funds should be made available for any possible rehabilitation that might be necessary in the association's rental unit, No. 100.

It also was reported that the Master Board has voted to renew the contract with Spectrum TV, which will include both TV and internet service. The contract renewal will be effective Jan. 1. More details will be distributed soon by the Valhalla office. The contract will cover all units in the Valhalla complex. The contract renewal was voted overwhelmingly by Valhalla residents.

- The source of a water leak on the NW corner of the building which has affected several units is still under investigation. It hasn't yet been determined where the leak or leaks are located, despite investigations by the roofer, a building construction firm and an engineer. Another engineer will also look into the problem.

- The President and Vice President were authorized to study and update various inside and outside garage regulations and report back at a future board meeting. Space is now at a premium for new owners moving into Building 12, and all owners are entitled to a space.

- The meeting was adjourned at 7:30 p.m.

SUBMITTED:

Bob Retzlaff, President