

Valhalla 12 Association
Board of Directors meeting
May 19, 2021

Present: J.Iverson, M.Seery, R. Askildson, T. Svec. Additional attendees---S. Wilhelm GM and three resident owners

Absent: N.Voskoboev

Called to order: 6 PM Adjourned: 7 PM

Financial status:

J. Iverson reviewed the financial status of Association 12 as of 4/30/21. Checking and reserve accounts equal \$202,982. Total liabilities and Equity were down by approx. \$2,000 from previous month. The deficit is primarily due to charges for legal services @\$3208.00/ chemical feed for cooling tower @ \$2400.00/water softener for cooling tower @ \$3998.00 and grounds services @\$1894.00. It was pointed out the report showing "Expenses Over \$100.00" is an excellent source of information and a useful report to quickly determine large expenditures.

Caretaker job description:

Several changes to the job description were suggested. Jim made a motion to change the frequency of the garage cleaning. Motion did not receive a second. Motion failed. It was requested more information be provided to Directors before a change be approved. This will be brought back for discussion during June's meeting.

Jim made a motion to remove watering the lawn from the job description. Robert seconded; motion carried.

Jim made a motion to add the breaking down of cardboard boxes within the recycling area. It was noted that the caretaker currently does this without being asked. It was furthered that this would be the expectation of the caretaker in the future and should be in writing. Robert seconded the motion; motion carried.

Interior garage policy:

Suggested additional statement to the interior garage policy---"lessee must have an operatable vehicle registered in his/her name and present registration upon request". Decision not arrived at. Subject will be deferred to the June board meeting.

Committee reports:

RAMB, finance, and parking lot redo activities were briefly reviewed. It was noted that nine trees would be removed due to the parking lot project, but none around Twelve.

Interior garage closure:

The activities related to the recent closure of the interior garage were reviewed with the intention of determining what, if anything, could have been done differently to improve the disruption endured. It was universally agreed the issue of handicap assignment could have been better coordinated through the Valhalla office. The unanticipated demand for reserved handicap parking was not expected and thusly created some confusion.

Sensory apparatus replacement cost:

In Nov 2020, a resident apparently damaged a sensory apparatus in the interior garage resulting in charge of \$759.63 to that owner. The incident is being disputed, so the question was asked---should the cost be written off, or should the charge remain on the account to the owner? After review and discussion, the Board unanimously denied the request to remove the charge from the resident's ledger.

Valhalla Twelve Leases:

The Board received copies of the current exterior and interior garages. This will be further reviewed and discussed during June's meeting.

Governing documents:

Ms. Wilhelm distributed the governing documents draft containing the Board's suggestion for word changes etc. Notably related to Unit 100 and stating "Association Owned Unit."

Submitted by J. Iverson