

Valhalla Building Three Association
Board of Director's Meeting
July 2, 2018
4:30 p.m.

Present: Brian Kroeger, David Carlson, Russell Boyd, Kathy Schwartz
Absent: Jeff Loftus

Also Present: Stacy Hrtanek, Dan Bredesen

Agenda:

Caretaker Expectations & Performance: The Board discussed the buildings expectations and performance of the caretaker for Building Three.

Preventive Maintenance Schedule: Stacy and Dan presented the Preventive Maintenance Schedule beginning January 1, 2019. This is a new requirement for condominium associations and it provides a thorough breakdown of the maintenance needs for our building and the cost associated with the maintenance task. A motion was made by Brian to approve the budget and seconded by Russell and the Preventive Maintenance Schedule was unanimously approved.

Inspection Results: The Building Three inspection resulted in the need for three units to have windows and balcony doors and one balcony floor replaced. The Board approved # 32 to receive new bedroom and kitchen windows, #33 will receive a balcony door and kitchen and bedroom windows. The cost of this will be about \$4,0000 and will be included in the 2019 Budget Plan.

It was determined that Unit #34 would receive a new balcony door and floor along with bedroom and kitchen windows in 2020.

The meeting was adjourned at 5:15 p.m.

Meeting Minutes Respectfully Submitted By:
Kathy Schwartz