

Minutes of the  
REGULAR MEETING  
Board of Directors  
Valhalla Five Association

The regular meeting of the Board of Directors of Valhalla Five Association was held at the Valhalla Party Room, Rochester MN at 4:00 PM on 28 March 2019.

Directors Michael Chaffee, Dana Petron, and Betsie Klopp, Jay Torkelson were present. Absent was Janna Kjome.

The following issues were discussed:

- The boiler needed to have a pump replaced which cost \$2600.
- In order to get a \$250 rebate, we need to have an annual inspection of the boilers and water heater and correct any issues found. Decklever Mechanical, a commercial HVAC installation and maintenance company, was specifically chosen as they carry a boiler installation and maintenance license. Their fee was \$450, less the rebate, comes to \$200. They discovered that the gas lines to the boilers and water heater are undersized, causing the equipment to be less efficient. The cost to solve the issue is \$2550.
- At the Annual Meeting, it was unanimously approved to have the entrances painted. TJ Painting, the painters that did the hallways, gave a bid of \$3750.
- One of the washing machines needs to be replaced. To replace the machine with a high-quality Speed Queen machine will cost \$1700 for a top-loading machine or \$2700 for a front-loading machine. We reviewed a proposal from BDS Laundry to replace all the laundry machines with new machines provided and maintained by them. Our cost would be half the quarters collected and we would be required to raise the current wash/dry rate from \$1.50 to \$3.00. We could then sell our existing machines and avoid any future maintenance and replacement costs. However, BDS Laundry also require a 12-year contract. The Board was also concerned whether we would be required to increase the wash/dry rate during that period.
- At the Annual Meeting, it was unanimously approved to consider blinds for the entrances to reduce the temperature of the entrances in the summer. Building Ten recently purchase blinds for their front entrance at a cost of \$850. The President and Treasure felt this was a high cost for something that is not a necessity.
- Unit 12 had water damage of \$980. Our insurance deductible is \$5000, and so the cost was paid from the Building Account.
- Unit 11 has a window with a broken pane. The cost to replace only the pane is \$300 and the cost to replace the entire window is \$600. The window has exceeded half its estimated lifespan.

The following resolutions were adopted:

RESOLVED, that Decklever Mechanical will be hired to install larger gas lines for the boilers and water heater.

FURTHER RESOLVED, that TJ Painting will be hired to paint the entrances.

FURTHER RESOLVED, that, before making a decision concerning the laundry machines, the Board will need to view the actual contract proposed by BDS Laundry.

FURTHER RESOLVED, that blinds will NOT be purchased for the entries.

FURTHER RESOLVED, that the whole window will be replace for unit 11.

There being no further business, the meet was adjourned.

Submitted by Michael Chaffee, Secretary