

Minutes

*Valhalla 10*  
*Board of Directors Meeting*

January 14<sup>th</sup> @ 12PM

In remote attendance were Elaine Wiegery- President, Michael Chaffee, Derick Behrends, Connie McKenzie, and Stacy Wilhelm, General Manager

The Board reviewed the draft 2021 operating budget and reserve requirements. It was noted dues will not be increasing, however, due to the pending parking and drainage project there would be an assessment for unit owners in 2021. The Board further reviewed the scope of work for this project, which was approved to include replacing the blacktop, and sidewalks in poor condition. Also, connecting the down spouts to underground drain tile that connects to city drains.

The Board also reviewed the draft reserve statements with the expanded detail on unit windows, balconies, and garages. After discussion, the board requested to add the expense of the enclosed **sliding glass** balcony doors to the reserve detail.

Discussion took place on pets in the building and the difference between a comfort/companion and service animal. If the state law were to change allowing Valhalla to charge an extra fee for comfort/companion animals, we would revisit this topic.

Discussion took place regarding the stucco damage to Unit 31 around the balcony frame and subsequent fix that was applied by the maintenance team. Before and after pictures were sent to Valhalla management for further review. The main concern is the underlying cause of the damage. Incorrectly installed Stucco or potentially a leak from the roof. Stacy mentioned other areas of stucco damage caused by poor workmanship and said getting the repairs covered under warranty was proving to be difficult.

Discussion took place on the notable reduction in smoke smell in the building, appearance of our carpet, and condo hallway doors. No motions were made nor actions taken.

With nothing further to discuss the meeting was adjourned at 12:34 PM.

Respectfully,

Derick Behrends, Secretary