

Minutes

*Valhalla 11*  
*Board of Directors Meeting*

*May 12<sup>th</sup>, 2021 @ 6PM*

In remote attendance were Chris Robson- Chair, Pam Dowd, Mark Wodrich, Mark Schoennauer, Diane Krupski, Dan Bredeesen, Maintenance Supervisor Stacy Wilhelm, General Manager. Ralph Hettig was absent.

*Exterior project* - The Board met and reviewed the bid from Larson Siding and Windows. Dan explained that multiple bids were reviewed, and Larson suggests residing over the current stucco. It was also noted that Larson's proposal contains the cost of re-opening all enclosed balconies. However, only four out of the eight and close balcony owners have approved re-opening. After further discussion, Pam made a motion to update all seventy-two (72) of the building's windows rather than the fifty-seven (57) listed in the bid. Diane seconded; motion carried.

The Board ultimately approved the bid and will be bringing the updated Larson proposal with replacing all windows for discussion during an upcoming special meeting of Building Eleven's owners. The Board also reviewed a document outlining the building's parking lot financial obligations and the anticipated exterior repair expenses. The document further outlined anticipated future assessments and options to extend them over one or two years. The Board further discussed the interior repairs and agreed that these topics would be added to the *special meeting* agenda.

*Garage stucco repair*- Management has reached out to Caliber Stucco for the needed repairs to garage stalls #8 and #9. The Board had previously approved a different contractor. However, the approved contractor has not completed the repairs nor return management's attempt to reach him. Management will inform the Board after connecting with the vendor.

Director Mark Schoennauer will email the Board his request to install a radon mitigation system. After reviewing, Directors can approve the installation via email. The cost of this install will be at the owner's expense, however, requiring board approval.

With nothing further to discuss, Pam made a motion to adjourn the meeting. Mark S. seconded; motion carried. Meeting adjourned at 6:38 PM.

Respectfully,

Stacy Wilhelm