

Agenda

Valhalla Twelve Association

Board of Directors Meeting

August 7th @ 6PM

Valhalla Party Room

In attendance were Bob Retzlaff, President, Linda Kermes, Nick Voskoboev, Jim Iverson, and Mike Seery.

Four Building 12 residents also attended the meeting.

Balcony Repairs- Balcony repairs are still on the docket for completion. Exact timetable is unknown at this time.

Exterior Water Leaks- Exterior water leaks seem to have lessened. The significant leak at the northwest section of the building appears to have been resolved. Still a question of water leaks vs condensation elsewhere in the building.

Insurance Coverage At Valhalla- Information sheets were available to board members related to building ordinance coverage changes.

Valhalla Budget- The total Valhalla budget is significantly under budget primarily related to manpower and benefits.

Garbage enclosures- Additional signage will be placed at the sites of the garage enclosures in buildings 1-11, we will place additional signage at our interior garage dumpster site asking for proper disposal of certain items.

Security Cameras- Nick will pursue the possibility of upgrading our security system (cameras).

North stairs- Nick relayed comments he has received relating to the condition and appearance of the stairs. Mike and Jim will pursue.

Visitor Parking- Visitor parking violations were discussed and possible solutions to those problems. Visitors of Building #11 will often park in Building 12's visitor parking spots. In addition vehicles have been observed being parked for significant periods of time without being moved and since there is no means by which to identify the owner or who the vehicle is associated with, we may come to the conclusion it has been abandoned. Recent situations have warranted towing violators. Additional signage will be placed on the visitor parking indicator signs stating, "Building 12 Use Only".

Unit #100- The current tenant of Unit 100 has been offered and accepted a one year lease renewal. She has requested improvements to the existing living room window coverings which the board has approved. Nick will follow up as need be.

Exterior Garages – The lease agreement for exterior garage rental was discussed. One sticking point is that we have a month to month lease agreement vs an annual agreement. The ability to rent garage stall to building other than #12 is restricted as a result in that all residents of building 12 are assured a garage if they desire and could possibly cause a lease termination for a non-building 12 resident. There is hesitancy to rent a stall knowing the possibility of being asked to vacate with a 30-day notice. No decision arrived at. Continued discussion will occur. The current policy is on the docket for review and update.

Policy Revisions – There several policies in need of revision. Garage usage, storeroom usage to name a couple.

Roof Leak – There was a water leak on the 8th floor coming from the roof. Necessitated locating the leak, remedying the problem, and replacing ceiling tile.

With no further discussion the meeting was adjourned at 7:45pm.

Meeting Minutes Submitted by Bob Retzlaff.