

Minutes

*Valhalla 12*  
*Board of Directors Meeting*

July 21<sup>st</sup> @ 6PM

Attending in Valhalla's Party Room were Jim Iverson- President, Mike Seery, Nik Voskoboev, Robert Askildson, Tracy Svec, and Chris Robson, General Manager. One owner of building 12 was also present via Zoom.

Ms. McDaniel joined the meeting via Zoom to discuss a situation that occurred in Oct 2020 related to a damaged sensor in the underground garage. Initial assessment led one to believe that the owner of 801 was at fault related to the damage, following discussion with Ms. McDaniel, the decision was arrived at that there was insufficient information to prove fault. The boards decision was to remove charges for a new sensor. C. Robson will communicate that decision to the McDaniel's.

Current budget status:

The current budget status as of 6-30-21 stands @ \$203,774.00

Unit #100 rent:

Current rental charge for unit #100 was discussed and decision arrived at to maintain current monthly rental charge.

Water damage:

The situation regarding the water leak occurring in unit 702 and impacting units 602, 502, & 402 was discussed. Financial impact to the association yet to be determined.

Entrance/exit drives to bldg 12:

C. Robson has communicated with the appropriate persons regarding a request to increase the width of the entrance/exit drives to prevent vehicles from being driven onto the grass areas when entering and/or exiting. The request may be directed to the city street dept since it is likely considered city property rather than Valhalla.

Sub letting garages:

At the June board meeting, discussion took place regarding adding a 60 day limit on subletting garages, the current policy already states that there is a 90 day limit. No further discussion needed.

Elevator carpet replacement:

It was agreed that the elevator carpet be replaced. C. Robson will speak with S. Giefer to arrange.

Security Cameras:

The possible security camera system upgrade was discussed.

Unit repairs:

Three unit owners have made requests for ceiling repairs to their units, the requests are in the hands of the individual who will be doing the repairs.

Patio carpet replacement:

A request has been received to replace the carpet on a patio, owner indicates she was told that the Association would replace and pay the cost. This was disputed, no further action until it is determined who's responsibility it is to replace/pay.

Patio/balcony door replacement:

M. Seery and J. Iverson spoke to the issue of problems that exist with the current vendor who replaces our balcony doors. The recommendation was made to look to other suppliers/installers when the replacement process is restarted.

A request as received from a owner to plant trees on the west side of the building fill in the gap left when vegetation was removed some months ago. Sargeants has been consulted and will provide a bid/cost for this boards consideration.

Request for bench seating:

A request has been submitted to provide bench seating in the vicinity of the front entrance for folks who may be waiting for rides etc. Request is being considered, specific placement location is under discussion.

With nothing further to discuss, the meeting was adjourned at 7:40PM.

Respectfully,

Chris Robson and Jim Iverson

