

Minutes

*Valhalla 12*  
*Board of Directors Meeting*

September 15<sup>th</sup>, 2021 @ 6PM

Attending in Valhalla's Party Room were Jim Iverson- President, Nik Voskoboev, Robert Askildson, and Chris Robson, General Manager. Absent were directors Michael Seery and Tracy Svec.

Meeting was called to order at 6pm.

Financial status:

One half of the cost for booster pump replacement has been paid in the amount of \$19,249.00. Water leak remediation amounted to \$2,702.00. Still to be paid is a cost of \$4,521.00. The current reserve and checking equaled #189,803.00 as of Aug 31,2021 down from \$206,493.00 at end of July 2021. Elevator carpet replacement cost \$215.00.

Building security:

The doors leading into the interior garage have been frequently propped open which violates building security. Notices have been posted to inform residents of the need to maintain all aspects of building security.

Request for tree planting:

A motion was made, seconded and carried unanimously to delay further action of the request to plant additional trees on the west side of building #12. The request will be revisited in the spring of 2022.

Rental unit #100:

Current renter is on a month to month lease agreement.

Parking lot update:

Next phase of the parking lot redo is scheduled to commence on Sept 22, 2021.

Security camera

Replacement of security camera system was briefly discussed.

Water penetration into units:

J. Iverson had distributed to board members, prior to the board meeting, a document describing the issues related to water penetration into units and what action could be taken to mitigate such occurrences. The points covered in the document will be further discussed with Valhalla Mgmt to include the maintenance supervisor, to ascertain future steps that may be taken to mitigate further instances.

With nothing further to discuss, the meeting was adjourned at 7pm.

Submitted by J. Iverson