

VALHALLA ASSOCIATION 11 - BOARD OF DIRECTORS
MINUTES – December 12, 2024 – 7 PM Valhalla Party Room

Welcome Directors & Guests: Mark Wodrich, Director. Called the meeting to order at 7:05 PM.

Approval of Agenda: Approval of agenda: A motion was made and seconded to approve the agenda. Motion carried.

- 30 days written lease
- Locks on unit doors: keypad versus key lock
- Air BnB rentals concerns
- Parking Buildings 10 and 12; residents parking in Building 11 surface lot
- Interior project; painting; flooring – TBD dates.
- Security issues – potential
- Fill Board of Directors vacancy
- Elect Officers (President and Vice President)
- Elect Master Board representative
- Other Business

Discussion

- 1) Discussion regarding rental units; Governing documents state 30 days minimum rental. Air-BnB units: renting for less than 30 days appears to be occurring in some units.
- 2) All key exchanges must go through the Valhalla Office. No keypads entry allowed on unit doors. Office will followup with individual owners. Directors to send Unit numbers to Valhalla Office.
- 3) Valhalla Office will send email to all owners reminding them of Valhalla Management and Valhalla Eleven Association rental restrictions of 30 days minimum, plus no keypads allowed on unit doors.
- 4) Buildings 10 and 12 residents/guests are parking in Building 11's lot. Recommendation is for Building 11 parking lot stalls be labeled for Building 11 residents only. Relabeling of parking stalls will be done with parking lot resealing project.
- 5) Front Window needs "607 19th ST NW". Decals removed when window was replaced. Decals required. Brian Snow to research potential solutions
- 6) Discussion of potential security issues.
- 7) No smoking on the property per governing documents. Residents to report violations to Valhalla Office via "complaint form".
- 8) Encourage owners and residents to join Building 11 Board at the next annual meeting and/or join meeting conversations at board meetings. All owners and renters are welcome to attend Board of Directors meetings. All voices are welcome!
- 9) Clothes dryers not drying properly. Dryer vents require clean out. Brian Snow to send in work order request for Valhalla maintenance to clean out dryer vents on all floors. Maintenance request on each owner's resident portal on Valhalla's website – owner can request work order through the resident portal.
- 10) A motion was made and seconded to elect the President of Valhalla Eleven – Brian Snow. Motion carried.
- 11) A motion was made and seconded to elect the Vice President of Valhalla Eleven – Anna Gonser. Motion carried.
- 12) A motion was made and seconded to elect the Master Board Representative – Brian Snow as MB representative and Brian Snow's proxy MB representative to be Linda Castiglioni. Linda Castiglioni will represent Building 11 at the Master Board meetings, if Brian Snow is unable to attend these meetings. Motion carried.
- 13) A motion was made and seconded for the representative for the RAMB – Linda Castiglioni. Motion carried.
- 14) Director vacancy: A motion was made and seconded to fill Director vacancy – Linda Castiglioni. Motion carried

VALHALLA ASSOCIATION 11 - BOARD OF DIRECTORS
MINUTES – December 12, 2024 – 7 PM Valhalla Party Room

Next meeting (date TBD): Board will review Building 11's Reserve Spreadsheet for short and long-term potential capital improvement projects. Strategic planning session for will focus on the current financial status, future financial needs for capital projects.

Meeting adjourned at 8:43 PM

	X = Present (Directors and Guests)		A = Directors Absent		P = Phone	
X	Director, Anna Gonser, Vice President	X	Guest, D.K.	X	Director, Linda Castiglioni, Treasurer/Secretary /RAMB	
X	Director: Mark Wodrich	X	Director, Brian Snow, President/Master Board Representative			

Minutes respectfully submitted: Linda Castiglioni, Secretary

Minutes approved by Directors via email on December 19, 2024
