

Valhalla Condo Meeting Minutes, August 11, 2025

4:30PM - 6:00PM

Board Members Present; Derick Behrends - Board President, Scott Dingfelder, Chris Wolf, Anita Otterness - Board Secretary.

Agenda

Flooding Unit 12

Payment Plan Unit 23

Windows Unit 14

Carpet Bid

Assessments

1. Flooding

Flooding occurred in unit 12 from a clogged drain in the bathroom. Building maintenance called Drain Rite and they cleaned out the drain using the top drain in the bathtub. The flooding occurred after they supposedly cleared the clog. The Board determined that we need to get a second opinion to better understand the nature of the problem. Our Board President is calling Roto - Rooter of Rochester, Mn to come in and get more information or another look at the situation. The Board President, Mr. Behrends will also call the Owner of unit 12, Mark Kellen to let them know how we are proceeding. The Owner is wanting the Building to pay for the work related to the flooding and for the tenants hotel stay if needed. After we know more we will be able to determine where this stands according to the Condominium Declaration for Building 6. Motion made to approve, all in favor.

2. Payment Plan Unit 23

The Owner has made payments and has a plan for payments in September, October, and November, 2025 to stay on track in order to get caught up. If payments are missed moving forward the situation goes to collections. Motion made to approve, all in favor.

Windows Unit 14

Building maintenance will connect with Tenant in Unit 14 and clean the main window to determine if they/it needs to be replaced. Upon determination if it is recommended by maintenance the Board approves window replacement of the main window. Motion made to approve, all in favor.

Carpet Bid

Upon reviewing bids and carpet samples we did have from Family Tradition. The Board approved the bid from Family Tradition. Our Board member Chris is reaching out to them to confirm and talk with them about the time frame on our end. Motion made to approve Bid by Family Tradition, all in favor.

Assessments

An assessment is coming, information will be discussed in November 2025 to know when and for how much?

Motion to adjourn, all in favor, 6:18PM