

Valhalla #12
Board of Directors
July 16 ,2025

Called to order @ 6 pm

Adjourned @ 7:45 pm

Present: JIverson, MSeery, LKermes, PShultz, NVoskoboev

Financial status

The dollar amount for the checking and reserve account was discussed. Additional dialog ensued as to the approach to be taken to satisfy the short fall of funds in the reserve account. The goal is \$180,000. Several avenues were identified as to the approach to be taken to meet our goal. Sell unit #100, initiate an assessment? A motion was made to assess each owner \$1,500 to be paid over a designate period of time. This motion was tabled until Nick and Paul have meet with the GM to obtain information related to the transfer of funds and other related questions. A special meeting will be called following their meeting to firm up the path to be taken.

General comments

Leaving the lids open on the garbage contains is objectionable due to the odor emitted, follow up will occur with the issue to be discussed with the maintenance lead.

A suggestion was made to provide a receptacle in which dog owners could dispose of dog waste. Also, provide the necessary bags in which to contain the waste. Questions to be answered are—where the receptacle would be place so as not to be intrusive to the appearance of the area—who would be responsible to empty the waste and where would it be emptied into and by whom.

Payment for unit water damage repair

Discussion took place regarding payment of water damage to a unit and who is responsible for payment (owner or the HOA? There was an objection expressed that the decision made that the HOA is responsible . The rationale given was we had paid the repair costs for two other units so why would this event be any different? The decision made that the HOA pays was upheld by the majority of the board members.

Submitted by J.Iverson