

Valhalla #12 Board Meeting Minutes – November 20, 2024

Meeting Topic / Summary

Board Meeting Attendees:

**Jim Iverson, Paul Schultz, Mike Seery, Steve Rudnik, Nick Voskoboev,
Linda Kermes (Absent), Tracy Svec (Absent)**

Jim Iverson called the meeting to order at 6:00 pm

1) Garage rental / Usage updates

- **Bldg 12 has one outside vacant garage stall that may be filled shortly.**
 - **Several outside garage stalls are not in compliance and will be dealt with by General Manager/Maintenance to make additional stalls available.**
- **Repair of outside garages are still being reviewed/estimates being gathered.**

2) Maintenance orders/requests should be done online.

3) Recycle dumpsters / collections

- **Requested additional dumpster from Waste Management to alleviate overflow**

4) Water leak in sixth floor unit

- **Maintenance still determining the origin of the leak**
- **Cost/responsibility of potential bill yet to be determined.**

5) CPA Financial Status of Bldg 12

- **Approximately \$130,000.00 in reserves**
 - **\$29,000.00 payment yet to be cleared**
 - **Additional \$6500.00 worth of work yet to be completed regarding fire alarm system deficiencies reported to Rochester Fire Department by Viking**

6) Master Board highlights on progress of CPA's work with data entry to new management software, Yardi:

- **Accounts payable issues being corrected regarding payroll and credit card entry issues.**
- **Issuances/recording of keys to buildings and garages being resolved**

7) All Board Members (of each Building) Need to submit copy of Driver's License front & back by December 6 to conform to Federal mandates.

No further business was considered and meeting was adjourned at 7:00 pm

Submitted by Steve Rudnik, Secretary