

BUILDING 12 BOARD OF DIRECTORS
Meeting August 7th, 2019

The Board of Directors of the Building 12 Association met at 6 p.m. Wednesday, Aug. 7th in the Valhalla Party Room. All directors were present, including President Bob Retzlaff, Vice President Jim Iverson, Secretary Lesley Schwarz, Treasurer Nikolay Voskoboev and members Steve Rudnik, Mike Seery, and Linda Kermes.

Most of the meeting was spent discussing past and future projects as well as various funding methods.

Past projects, more updates, included such items as installation of a CO2 detection device in the indoor garage, at a cost of \$4,000; replacing failed controls for the cooling tower, at a cost of \$3,900; and Building 12's share - \$1,304 - to repair leaks at Valhalla's maintenance garage, as well as various other maintenance charges.

Projected future costs that are now contemplated include an estimated \$90,000-plus of Building 12's share of the complex parking lot rehabilitation, scheduled to take place in the summer of 2020. The project will embrace virtually all areas of the entire Valhalla lot, including closures of some existing entrance and exit locations (none affecting Building 12) removal of cement pilings and reserve parking locations (not involving Building 12).

In other matters, the board learned that Building 12 has now been excluded from overall Valhalla building inspections, and the Master Board soon will be considering the practice of storing various items in the outdoor garages, making certain that is adequate space for automobiles. Building 12 has received a bid from a Winona firm to remove the dryer vent bird screens for the exterior of the building. The firm recently surveyed the problem many residents are having with clogged vents and condensation within their units.

It also was reported that new renters now are occupying Unit 100, the rental of which has now been set at \$1,200 per month.

It was also noted that Building 12 hallway carpets will be shampooed in the coming weeks, at a cost of \$1,900. Also, for various reasons, it was decided that maintenance no longer will keep a spare heat exchanger on hand to allow owners to purchase and use in the event that the owner's exchanger suddenly quits.

A possible future major expenditure also was discussed. This involved solving the water leaking problem in the northwest corner of the building. The problem has been turned over to consultants who are studying the matter and should report soon.

The potential costs of solving the water leaks has been estimated at \$75,000 and with that figure and the parking lot expense confronting the board, discussion turned to financial options, and the possibility that a special assessment may be needed to fund these projects.

No consensus was reached, and the majority of the board felt the further discussion should be delayed until additional information is available

On motion, the meeting was adjourned.

SUBMITTED

Bob Retzlaff, President