

Valhalla Twelve Association

Board of Directors Meeting

March 17<sup>th</sup>, 2021

Called to order: 6pm

Adjourned: 6:48 pm

Present Board Members: Jim Iverson- Chair, Mike Seery, Tracy Svec, Robert Askildson, Nick Voskoboev, Dan Bredeson – Maintenance, and Stacy Wilhelm, General Manager – via a remote device.

Pending Projects:

Dan was present to provide status reports on current and/or pending projects.

- Cooling tower motor
- Unit #700 balcony repairs (spring 2021)
- Drain pit replacement in the interior garage (May 3-8, 2021)
- Parking lot redo

Dan also brought forward a request to add a water softener for the cooling tower. After discussion, the Board unanimously approved the installation of a cooling tower water softener.

Garage Floor Sweeper:

Dan discussed a recent bid he received from Rochester Sweeping Company for sweeping the underground garage. It was explained that Building 15 had approved this work, and Dan had requested a bid for Building 12. After discussing, the Board approved Rochester Sweeping Company's proposal for sweeping the underground garage this spring.

Jim further requested support to research and possibly of purchasing a sweeper to aid in garage maintenance. Jim will bring forward his research once completed for approval before purchasing.

Directors Terms:

The three newly elected members of the Board of Directors are filling vacant positions. Two seats on the Board were voted on during the mailing elections, and the other became available following a board member's resignation. The member that resigned had one year remaining in his term. Following Valhalla Twelve's governing documents, one of the three would need to fill the one-year term, and the other would occupy the 3-year term. Robert Askildson volunteered to serve the 1-year term. Nick Voskovev and Tracy Svec will fill the three-year.

Board Meeting Procedure/Process:

The Board of Directors will follow Roberts Rules to the best of its ability. Additionally, rules were put in place. I.e., one person speaks at a time, no multiple conversations, repeat the speeches, etc. Also, the board will conduct business as outlined on the agenda. However, time will be reserved at the end of the meeting for questions from residents present.

### Current Financial State:

Nick provided recent financial status figures. At the end of February Association Twelve had \$196,437 in total cash assets and there is no mortgage on Unit 100. The association has the option to take a loan against Unit 100 to finance current projects.

### Board Communication Process:

It was discussed, e-mail will be the primary form of communication of the Board of Directors.

### Decision-Making Process:

Decisions related to projects, purchase, repairs, building maintenance, etc., will be ok'd by majority approval of the Board if deemed necessary for the Board to give approval and/or support to the request. Emergencies requiring immediate attention may be approved without full approval of the Board. It was furthered that even in emergencies, the Board is informed of the problem.

### Comfort Animals

Jim discussed the ongoing resident concerns regarding comfort animals. Through discussion, it was noted that we need to allow *comfort and service animals* per federal law and that visiting animals were against resident policy.

### Scheduled Board Meetings

The Board reviewed the scheduled meetings. April 21<sup>st</sup>, May 19<sup>th</sup>, and June 16<sup>th</sup> all at 6 PM.

Submitted by:

Jim Iverson, *Valhalla Twelve President*