

**Valhalla Condo #12
Board of Directors Mtg
Apr 20, 2022**

Called to order: 6 pm

Adjourned: 7:20 pm

**Present: M.Seery, N.Voskoboev, T. Svec, R.Kruger, P. Schultz, S. Rudnik,
J.Iverson, D. Bredesen, C.Robson**

Welcome to new board members, R.Kruger and S. Rudnik

Roberts Rules

- **All board members have received a copy of Robert Rules with hope that following these rules will result in an efficient and productive meeting.**

Water shut off valves in each unit:

- **Dan Bredesen reported the results of maintenance staff inspection of water shut off valves to each unit. All were inspected with the exception of two units. Thirty units will require valve replacement at a cost of approx \$350.00 per unit with an estimated total cost of \$10,000.00. First Class Plumbing is the preferred vendor. Motion made, seconded and passed to go forward with this project.**

Long Range Plans

- **A long range planning document was distributed, prior to the meeting, that lists building projects that had been discussed previously that likely would need to be considered relating to building maintenance. The document was developed a number of years ago but received little consideration as we were devoting our financial resources to the parking lot redo. It has now been resurrected and will aid in planning. Time was spent prioritizing this list knowing that it is subject to change. One item not included on the list is roof replacement.. Although we are not at the point of replacing the roof, it is likely the most costly project to be considered in years to come. Several projects considered for early completion are balcony door replacement, interior rehab (carpet replacement, paint, etc..). Budgeting for these projects will take significant financial planning starting in 2023.**

Tree planting west side of building:

- A meeting with a representative of the city conservation district relating to plantings on the hill on the west side of building #12 revealed that disturbing the existing foliage, if planting additional trees in this area, would be detrimental to the ability to prevent water cascading down that steep incline. It was decided that additional tree planting would not be considered at this time.

Solar energy project:

- P. Schultz reported that he is waiting for additional information from RPU related to this project.

Wasp infestation:

- D. Bredesen, maintenance supervisor indicated he would be investigating additional remedies for dealing with wasp infestation we experience during most spring and summer seasons.

Current budget status:

- A brief review of our current financial status was conducted.

Submitted by: J.Iverson