

Valhalla Condo HOA #12
Board of Directors Meeting
Aug 17, 2022

Called to Order: 6:10 pm

Adjourned: 7:20 pm

Present: T. Svec, J. Iverson, S. Rudnik, M. Seery, P. Schultz, N. Voskoboev, C. Robson, GM, D. Bredeson, Maintenance Supervisor.

Balcony screen replacement: A recent request for screen replacement of a unit's balcony doors was raised with the notice that this is a limited common space and so meets the 50 % cost share between the unit owner and the HOA.

Tree planting replacement: P. Schultz gave an update related to replacement planting of trees that were removed in the center island of our parking lot. He has met with suppliers and has scheduled two more meetings to assist in determining the best replacement options and species of trees.

Unit #100 Rental Status: The current renter of unit 100 has given notice that she will be terminating her rental agreement at end of Sept. 2022. N. Voskoboev will pursue securing a replacement tenant.

Custodian: Jason Braun has been hired as custodian for HOA #12. Please welcome him at your first opportunity.

Budget: Current budget status was reviewed.

Rules and Regulations: J. Iverson pointed out the need to review and update certain policies. It appears some have not been updated or reviewed for quite some time. With the absence of any dates on some documents it is difficult to ascertain when the last review was conducted.

Board of Directors: R. Kruger has resigned from the Board of Directors effective immediately.

Complimentary Email to the Board: J. Iverson shared the contents of an email received from a resident that was very complimentary of the Board of Directors.

Unit #106: The issue of patio carpet replacement was brought up again. The question --who is responsible for cost of replacement of patio carpeting? A recent discovery of an unrequested change in the Declaration has added another element to question who is responsible for replacement cost? The unrequested change has left us in a position of needing clarification as to what our next steps should be to settle this issue. The change in question is Section 6, para 6.4 of the revised Declaration. The change speaks to cost replacement responsibility of anything related to limited common areas and who is responsible. It appears that until answers are firmly in place, anything related to patios and/or balconies may be on hold pending a final decision.

Caretaker Job Description: J. Iverson is in the process of updating the care takers job description for building # 12. Suggested changes were reviewed. A final review will occur when it is complete. Mr. Robson will have an opportunity along with D. Bredeson, to review as they are the direct supervisors of Custodial staff.

Tree Removal: D. Bredeson brought to our attention that there is a tree that needs to be removed that sets on Building 12's property but impacts building 15's storage shed. Additional cost may approach \$760.00.

Submitted: J. Iverson