

**Valhalla HOA #12  
Board of Directors Meeting  
Jan 18, 2023**

**Present: J.Iverson, M.Seery, S.Rudnik, P.Schultz**

**Absent: N.Voskoboiev, T.Svec**

**Called to order: 6 PM**

**Adjourned: 7:20 PM**

***Complaint committee:***

**A suggestion from a resident for the creation of a complaint committee was presented. After a short discussion it was decided that complaints, suggestions, concerns are the direct responsibility of the Board of Directors, and this be the body to receive and respond to resident concerns.**

***Governing documents revision:***

**Answers to our questions and concerns have not yet been received from our attorney. The Valhalla created Rules and Regulations are also being studied so they do not come into conflict with the By Laws and/or Declaration. This information is needed prior to the Annual Meetings.**

***Request of Shelving for package deliveries:***

**A request for a movable cart of sorts on which parcels delivered may be placed was review. There were multiple reasons why this suggestion defeated. Perhaps most notable was adding more furniture or objects to a small area.**

***H2O seepage:***

**There is an issue with water seepage on a unit-----the major issue is the inability to identify the origin of the seepage. There has been difficulty seeking a company that is capable and willing to tackle the problem. If anyone has suggestions as to a solution please contact Dan, maintenance supervisor.**

***Budget status:***

Current financial status was presented. A good deal of time was spent discussing the budget process and other impacting activities that are of a financial burden. One question to be asked is can an account be created specifically for one purpose and be reserved for that stated purpose only? This conversation will be part of the board discussion, along with the GM, in finalizing the 2023 budget.

***Security Camera:***

Proposed replacement of security cameras for building 12 was presented. This system has been installed in multiple buildings at Valhalla and has functioned up to expectations. It provides significantly more clarity and ability to meet our needs than what our current system can provide. Cost will be in the \$1,500.00 range. A motion was presented, seconded and passed unanimously to go forward with replacing our current system.

***Unit mold issue:***

Another unit is experiencing the like issue of moisture causing mold in the area of dryer vent juncture with the exterior wall. Dan Bredesen is requesting repair bid information and will move forward with eliminating the issue.

Submitted by J.Iverson