

Building 11
Special Meeting of the Owners
Minutes

The Special Meeting of the Owners of Valhalla Building 11 Association was held outside the Valhalla Party Room, Rochester MN at 7:03 p.m. on July 23, 2020.

Directors Chris R., Mark W., Mark S. and Pam D. were present. Also, in attendance at the meeting were General Manager and Supervisor of Maintenance.

The following issues topics were discussed:

- Roll Call was done with 12 owners in attendance along with 2 proxies, total = 58.42% - Quorum met.
- Chris R. asked for a motion if okay to waive the Annual Meeting Minutes. Unit # 34 made the 1st motion to waive the meeting minutes with 2nd motion approved by Unit #14. A vote was made and approved by all in attendance to waive the meeting minutes.
- Exterior Repair Options:
 - The owners had an open discussion with the four options presented. See attachment.
 - Owners agreed that the first three options were not wanted, due to the cost.
 - After further discussion on the vertical boards, windows, patios/balconies, and other exterior repairs needed, Unit # 34 made the 1st motion to accept option 4 with 2nd motion approved by Unit # 36. A vote was made and unanimously approved by all in attendance to go with Option 4.
 - The Board of Directors and Management will continue to seek bids in hopes to begin repairs in 2021.
- Options for Enclosed Balcony Owners:
 - We discussed the “Enclosed Balcony Policy” with Owners of Building 11 knowing what they would need to do and go to the Office to sign papers for giving approval for their Unit being okay to have the enclosed patio reopened. You can contact the General Manager on what a Unit Owner needs to do, options for work getting done, etc. The Owners of Building 11 know based on the policy that if they decide to not remove the enclosed patio, then item 4 explains the cost will go back to Owner in the future. We currently have eight Units needing to decide on to remove or not to remove their enclosed patio area.

- The Board of Directors and Management will work on getting bids for the work getting done on Units having their patios reopened and repaired.
- A 1st motion was made by Unit #11 to adjourn the meeting with 2nd motion approved by Unit # 13. Meeting adjourned at 7:51 p.m.

Submitted by Pamela Dowd, Secretary