

Minutes  
of the Regular Meeting Board of Directors  
Valhalla Building 12 Association

\* The regular meeting of the Board of Directors of the Valhalla 12 Association was held in the Valhalla Party Room Friday, Feb. 21, 2020, beginning at 1 p.m. All members of the board were present: Bob Retzlaff, President; Jim Iverson, Vice President; Mike Seery, Secretary; Nikolay Voskoboev, Treasurer, and member Linda Kermes. Also present was Valhalla General Manager Stacy Wilhelm and Maintenance Dan Bredesen. Eight residents also attended.

\* General Manager Stacy Wilhelm discussed several large pending projects and their effect on Building 12's finances. The parking lot rehabilitation for the entire complex is now scheduled to be done in 2021 and Building 12's portion of the work is currently estimated at \$108,000.

\* Other major projects currently being studied by architects and engineers are the building's water leaks, and balcony repairs needed in various units of the building. No cost of these repairs are available yet, as these are still being investigated.

\* Vice President Jim Iverson reported on a list of various internal building repair needs that have cropped up as unanticipated expenditures and either have already been dealt with or needs to be dealt with. The list includes: Holding tanks replacement, needed spring of 2020, cost of \$11,900; alternator function exam NTE, \$1,500; H2O booster pump -- new bearings, shaft seal and impellers \$6,150; Building 12 cost-share of new Bobcat; Unit 107 water leak causing damage to flooring; dryer vent caulking and birdcage screens removal; replacement of interior garage door opener, \$1,700; lobby heater replacement, \$400, and the replacement of the bedroom balcony door in unit 607. The cost-sharing program to replacement balcony doors has been suspended since 2017. However, to ensure continuity within the building the Board has decided to move forward with the replacement and share the cost with the owner.

\* Discussion followed on various funding concerns involving classifications of budget accounts affecting different projects.

\* There being no further business, on motion the meeting was adjourned at 2 p.m.

\* Submitted: Bob Retzlaff, President