

Report Of
Valhalla Eleven Association
Board of Directors Meeting
June 18 @ 5:30PM

In attendance were Chris Robson, Chair, Mark Wodrich, Linda Castiglioni, Mark Schoennauer, Tom Dewitz, Dan Bredesen, Maintenance Supervisor, and Stacy Wilhelm, General Manager

Options for Owners

Aside from reviewing the options provided by TLS, the board reviewed bids to caulk and paint the building. It was noted that the bids did not include the replacement of the building's vertical boards. Dan will request this to be added to the caulking bid, using a composite material rather than wood. It was further discussed that these bids will be used to begin the discussion with the building's owners for exterior repair options.

Option for enclosed balcony owners

Following the discussion of the exterior repairs, the conversation turned to the enclosed balconies and the damage around them. Many of the units with enclosed balconies are experiencing damage in some way, and these issues need to be addressed before moving forward with the rest of the building's exterior repairs. In preparation, enclosed balcony owners that wished to keep them enclosed will need to submit a plan of correction to management and the board. This will be further reviewed at the next board meeting.

Window replacements

The board reviewed the building's replacement logs and discussed replacing unit windows and patio doors before the exterior repairs were made. Management will seek bids from multiple firms as will be a large project. Currently, estimated to be 16 units.

Governing Docs Update

The board discussed the governing documents re-write and reviewed some noted changes in the proposed update. The board will have the documents reviewed ready to discuss before the next meeting.

Cameras

The board discussed replacing the buildings camera systems as they are failing and out of date. After discussion, the board recommends replacing the current systems. Proposals will be emailed to the board to review and approve.

The board further discussed radon testing for residents, and the need for a barrier on the west side of the building. The barrier would prohibit vehicles from driving on the lawn, as this area has been

repaired multiple times. After discussion, the board requests Maintenance to install a temporary barrier.

With nothing further, the meeting was adjourned at 6:25PM.

Stacy Wilhelm, General Manager

Valhalla Eleven Association

Enclosed Balcony Policy

Several units have enclosed balconies or patios. The building was not designed to have the balconies enclosed. It is the opinion of several contractors that some of our building's stucco problems are because of enclosed balconies. Therefore, the Valhalla Eleven Association Directors have established the following policy, effective immediately.

1. Any balcony currently open must remain open. Current open balconies will not be allowed to be enclosed.
2. The Association will not pay for repairs of enclosed balconies. The owner must pay for any repair issues with their enclosed balcony.
3. Any owner that would like their balcony opened, the association will arrange and absorb the cost for the removal of the balcony windows and, if missing, reinstallation of the railing.
4. Once the current stucco problems have been repaired, any subsequent stucco problem that is determined to be the result of an enclosed balcony will be repaired and the cost charged to the owner of the unit with the enclosed balcony causing the problem.