

Minutes

Valhalla 12

Board of Directors Meeting

June 16th @ 6PM

Attending in the Valhalla Party Room were Jim Iverson- President, Mike Seery, Nik Voskoboev, Robert Askildson, and Stacy Wilhelm, General Manager. Two-unit owners of Valhalla 12 were also present. Tracy Svec was absent.

Hillside landscaping- Management received a request for more landscaping from a resident of Valhalla 12 on the back hillside of the building. This area had buckthorn removed in 2020. The resident attended the meeting to discuss further with the Board. After discussion, it was agreed that the resident would seek bids on additional plantings. Once more information is gathered, the topic will be revisited at a future meeting.

Parking lot addition: Entrance/Exit Curbs – After a resident brought forward suggestions for additional concrete work, she was invited to attend the meeting to discuss further. After further discussion, the Board supports adding concrete aprons to the building's driveway entrance and shared exit, pending cost, and other city approvals. Management will reach out to Rochester Sand and Gravel for answers and bring them back to the Board for further discussion.

Security Cameras- The Board reviewed a bid received from Computer Danamics for equipment and installation and Accord Electric for pulling the necessary wiring. The Board decided to table this topic for discussion with the new GM.

Bldg. 12 Leases- The Board reviewed both the interior and exterior garage leases. Nik motioned to add the current resident policy statement regarding subletting for easy reference and ensure the policy has a limit as to how long an owner may sublet. Robert seconded. Motion carried. The Board also unanimously agreed to add the same statement to the exterior lease.

Caretaker Job Description- After discussion, the Board agreed to update assignments with vacuuming and garage floor cleaning.

Hallway carpeting is to be vacuumed each week, front stairways bi-monthly, and back stairway once a month. Garage floor is to be washed down twice a year.

Underground garage policy- Jim made a motion to add: 5.21 Lessee must have an operatable vehicle registered in his/her name and present registration upon request. Robert seconded. Motion carried.

The Board also discussed the current state of the elevator carpet. Management will bring bids for replacement and shampooing to the next Board Meeting.

Further, the Board agreed to continue the regularly scheduled meeting on the third Wednesday of every month at 6 pm in the party room. It was noted these meetings are subject to change.

The issue of residents changing or adding locks to their apartment doors was discussed. The potential negative results of doing so were outlined. Further discussion will need to take place with the GM and Maintenance Supervisor.

Submitted by: Jim Iverson