

Minutes

*Valhalla 11*  
*Board of Directors Meeting*

January 26<sup>th</sup>, 2021 @ 6PM

In remote attendance were Chris Robson- President, Mark Schoennauer, Mark Wodrich Dan Bredesen, and Stacy Wilhelm, General Manager. Absent were, Pam Dowd, Ralph Hettig, Melinda Tullis, and Tom Dewitz.

The board reviewed and discussed the 2021 draft budget and supporting documentation. Stacy noted that HOA dues would not change for 2021. However, with the reserve requirements for 2021, owners would have an assessment.

The board further discussed the parking lot and drainage project scope of work. This project will include:

- Replacing the blacktop and sidewalks in poor condition.
- Connecting downspouts to underground drain tiles.
- Connecting to city drains.
- Regarding the swale along the west side of the building.
- Adding a sidewalk from the building's side entrance, which is required by fire code.

Stacy noted that the bid does not include the additional drainage correction along the building's west side. This has been requested to be added to the project. Discussion on speed bumps and speed tables also took place. Still, the board ultimately decided that speeding is a violation of resident policy and should be reported to the office. Speed bumps or tables would require a lot of maintenance and most likely be damaged during snow removal or, in turn, damage Valhalla's snow equipment.

During the budget review, the board discussed the repairs and plans for the building's exterior. The discussion noted that keeping the stucco and repairing the exterior would leave owners with a heavy assessment. Keeping in mind that stucco does not do well in Minnesota's climate, the board will research different materials, similar to vinyl siding, to re-wrap the building. The board further discussed re-sealing the building; many windows will need to be replaced. The board approved the beginning of this savings plan for 2021. Once more information is available, the board will hold another Special Meeting Of the Owners.

After discussion, the board approved the 2021 budget with the parking lot expense and the exterior repair savings plan.

The board further discussed the 2020 annual mailing packet replacing the annual meeting due to the COVID restrictions. Stacy informed the board that both the nominations and the election process would take place via mail. Stacy furthered that Pam Dowd and Mark Wodrich's 3-year terms would end, and Melinda Tullis and Tom Dewitz's 1-year term is also ending. Should members wish to continue, they were asked to fill out the nomination form enclosed in the mailing packet.

Mark Schoennauer expressed the desire to have radon mitigation installed for his 1st-floor unit. He noted that levels were low but would like to research the install further. He was asked to arrange a

meeting with the mitigation company and maintenance. After a formal plan of correction is made, he needs to have it approved by the board before the installation. If approved, he would be responsible for the expense this expense.

With nothing further to discuss, the meeting was adjourned at 6:50 PM.

Respectfully,  
Stacy Wilhelm