

**HOA BOARD OF DIRECTORS MEETING
OCT 2, 2020**

PRESENT: RETZLAFF, IVERSON, KERMES, SEERY, VOSKOBEOV

ADDITIONAL ATTENDEES: S. WILHELM, ONE (1) RESIDENT OWNER

CALLED TO ORDER: 6 PM

ADJOURNED: 7:15 PM

NUMBER OF BOARD MEMBERS

THERE WAS UNANIMOUS SUPPORT TO A SUGGESTED CHANGE TO THE NUMBER OF MEMBERS ON THE BOARD OF DIRECTORS (CHANGE TO FIVE (5) TO (7) MEMBERS.

RESERVE WORKSHEETS

S. WILHELM PRESENTED DRAFT WORKSHEETS FOR BUILDING #12, RECREATION BUILDING, AND COMMON EQUIPMENT. MEMBERS WERE ASKED TO REVIEW AND PRESENT QUESTIONS/CONCERNS TO HER.

CHEMICAL FEED SYSTEM

S. WILHELM PRESENTED A BID FOR REPLACEMENT OF THE LEADING CHEMICAL FEED SYSTEM TO THE COOLING TOWER.

EXTERIOR WATER LEAKS

S. WILHELM CONTINUES TO PURSUE SOLUTIONS TO WATER LEAKS FROM THE EXTERIOR OF THE BUILDING. FURTHER DISCUSSION WILL OCCUR THE WEEK OF OCT 5, 2020.

PENDING PROJECTS

DRAIN PIT REPLACEMENT

PATIO DOOR REPLACEMENT

LOW WATER CUT OUT

REIMBURSEMENTS TO OWNERS

REIMBURSEMENT WILL NOT BE ISSUED TO OWNERS UNTIL IT HAS BEEN OK'D BY THE BOARD OF DIRECTORS. BOARD MEMBERS MUST GIVE APPROVAL PRIOR TO ANY WORK BEING DONE IN A UNIT IN WHICH REIMBURSEMENT WOULD BE REQUESTED. UNIT 604 WAS REIMBURSED DUE TO EXTERIOR LEAKS, AND THE BOARD REVIEWED THE REQUEST OF UNIT 204 TO REPAIR EXTERIOR LEAK DAMAGE AS WELL. THE BOARD HAS REQUESTED MORE INFORMATION REGARDING THE EXTEND OF THE DAMAGE. MANAGEMENT WILL REVIEW AND REPORT FINDINGS TO THE BOARD.

CARPET REPLACE WITH LAMINATE FLOORING

THE BOARD REAFFIRMED THE NEED TO CONTINUE TO ENFORCE THE POLICY RELATED TO CARPET VS LAMINATE FLOORING. ARTICLE XIII PARA 13.2 OF THE RESIDENT POLICY MANUAL DETAILS EXPECTATION.

WASP SPRAYING

IT WAS SUPPORTED TO SPRAY FOR WASP INFESTATION BI-ANNUALLY, EARLY SPRING AND AGAIN IN THE FALL OF THE YEAR. TYPICALLY, WE SPRAYED ON AN AS NEEDED BASIS, IN THE FUTURE WE WILL SPRAY AS A PREVENTATIVE MEASURE.

SIDEWALK SNOW REMOVAL

R. LEVERING HAS AGREED TO PROVIDE SIDEWALK SNOW REMOVAL SERVICE AGAIN THIS WINTER.

MASTER BOARD ACTIONS

THERE HAS BEEN DISCUSSION AT THE MASTER BOARD AS TO THE FEASIBILITY OF DOING A REVIEW OF FINANCIAL REVIEW VS A FULL AUDIT.

THERE IS A REQUIREMENT THAT EACH HOA MAINTAIN A SEPARATE CHECKING ACCOUNT SPECIFIC TO THEIR BUILDING. IT WOULD CONTINUE TO BE ADMINISTERED BY THE GM. CURRENT SOFTWARE BEING USED DOES NOT SUPPORT THE REQUIREMENT. CONTINUED EFFORTS TO MEET THIS REQUIREMENT IS ONGOING.

ANNUAL MEETING

FUTURE ANNUAL MEETINGS WILL BE HELD IN FEBRUARY WHICH WILL ALLOW A FULL YEARS ACCOUNT OF ALL ASPECTS OF VALHALLA ACTIVITIES.

LAWN CARE CONTRACTS

THERE HAVE BEEN CHANGES TO THE LAWN CARE CONTRACTS WHICH WILL PROVIDE A COST SAVINGS.

VISITOR PARKING SIGNAGE

ADDITIONAL SIGNAGE HAS BEEN INSTALLED AT THE VISITOR PARKING AREA INDICATING "BUILDING 12 ONLY, VIOLATORS SUBJECT TO TOWING".

THE IDEA OF PRE-ESTABLISHING A SCHEDULE FOR BOARD MEETINGS WAS PRESENTED. J. IVERSON WILL PURSUE AND BRING BACK TO THE NEXT BOARD MEETING.

SUBMITTED BY JIM IVERSON