

Valhalla #12 Board Meeting Minutes – February 26, 2025

Meeting Topic / Summary

Board Meeting Attendees:

**Jim Iverson, Paul Schultz, Mike Seery, Steve Rudnik, Nick Voskoboev, Jill Bailey
Linda Kermes, Tracy Svec (Absent)**

Jim Iverson called the meeting to order at 6:00 pm

1) Garages

- **Bldg 12 has five (5) garages inspected and deemed unrepairable**
 - **Estimate to remove garages and leave cement apron is \$10,000**
 - **To compensate for loss of spaces (10):**
 - **Multiple leases eliminated**
 - **Send letters to those affected for eventual relocation.**
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2) Master Board Updates

- **Will need a \$172,000 assessment campus wide**
 - **Costs include outdoor pool, parking lot seal coating, cement work involving safety issues, tree removals, grill units, etc.**
- **Bldg 12 share will be \$425.51 per unit due by May 1**

3) Unit 100 rent increase was discussed and was temporarily tabled

4) Garbage Collection will be switched to Harter's Disposal for \$2000.00/month savings

5) Driver License photo copy needs to be renewed for 2025 for board members to legally serve on their respective boards

6) HOA Building 12 Policies will be reviewed by Jim and Jill, and later presented to Board for final approval.

7) Jim Iverson made a motion that Board Meetings going forward will require members to be "physically in person" to qualify as being "Present" and no longer will there be options to tie in via phone, Zoom or other remote alternatives. Nick seconded the motion and Board members present approved it.

No further business was considered and meeting was adjourned at 7:00 pm

Submitted by Steve Rudnik, Secretary