

Valhalla #12 Board Meeting Minutes – March 21, 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 7:00 pm

1) Budget for Bldg 12's Reserve Account

- **Master Board mandated that certain levels should be maintained at a certain level**
 - **Building 12 would transfer recommended \$25/unit into reserve account**
 - **Nick Voskoboev made motion to transfer approximately \$1600 to reserves**
Paul Schultz second the motion. Motion passed

2) Outdoor Garage Updates

- **Bids continue to be requested by Maintenance to determine future of five garages deemed currently as unsafe.**
- **Relocation of current renters are in progress.**
- **Once solution is found, Maintenance will present options to Bldg 12 Board**

3) Emergency Evacuation due to fire alarm system will shut down elevator.

- **Concern that some owners would have difficulty using stairs**
- **Contacted Rochester Fire Department for suggestions, but they find it a problem most buildings encounter. No solution was offered.**
- **Suggestions was to research emergency devices that could be used and will be addressed for discussion in the future**

4) Rust abatement on balcony railings will move forward this summer on south, north and total east side units. The cost will be approximately \$12,000 and was approved by the board last year. (See Building 12 Board Minutes for May 22, 2024)

5) Heat exchangers (unit furnaces) will need a review on who we'll be using to buy and install to avoid warranty issues

6) For added building security, Paul Schultz recommended that we consider installing camera(s) on the west side of Bldg 12. Further research into the matter is pending.

No further business was considered and meeting was adjourned at 8:00 pm

Submitted by Steve Rudnik, Secretary