

Valhalla #12 Board Meeting Minutes – September 18, 2024

Meeting Topic / Summary

Board Meeting Attendees:

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

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

1) Garage Usage

- **Two garages were deemed as non-compliant upon recent inspections**
- **Currently three garages available for renting (no waiting list)**
- **Outside/Inside Garage rental fees will be reviewed/discussed at a future date.**

2) Budget Updates

- **Yardi data entry continue. No estimated time when it will be completed**
- **Motion was made by Jim Iverson/amended by Nick Voskoboev to read that financial statements of Bldg 12 will be only available to Bldg 12 board members. Motion was seconded by Linda Kermes. Approved unanimously.**

3) Project updates:

- **Sidewalks were replaced on September 18th**
- **Cooling/Heating system on roof**
 - **Circuit Board replacement was made-approximately \$400.00**
 - **One of two fans needs to be replaced due to defective bearing.**
 - **Will be replaced at an estimated cost of \$500-\$750.**

4) Miscellaneous Updates/Issues

- **Two units sold and three units pending (as of September 18th)**
- **Dunlop and Associates of Rochester is now Valhalla's legal counsel**
- **Water damage costs deemed to be Bldg 12's responsibilities**
 - **Water damage in unit 303 completed at a cost of approximately \$13700.00**
 - **Approximate cost: \$7700.00 for water damage + \$6000.00 to restore unit to original condition**
 - **Water damage in unit 203 repaired at a cost of approximately \$1000.00**
- **Financial responsibility for water damage caused by unit 404 was covered by owner's insurance.**

5) No further business was considered and meeting was adjourned at 6:40 pm

Submitted by Steve Rudnik, Secretary