

VALHALLA TEN ASSOCIATION – OWNERS MEETING
MINUTES –April 7, 2025 – 5:30 PM – Valhalla Party Room

Welcome: Emily Mandarino, President. The meeting was called to order at 5:35 PM.

Roll Call: Linda Castiglioni, Secretary. Attached roster. Quorum obtained: 42.2% of owners present.

Valhalla Ten Association - Amended Bylaws, dated August 9, 2022; Section 4 Meeting of Owners; Page 3; paragraph 4.5 Quorum/Adjournment. *The presence of Owners in person or by proxy, who have the authority to cast in excess of twenty percent (20%) of all votes in the Association shall be necessary to constitute a quorum at all meetings of the Owners for the transaction of any business, except that of adjourning the meeting to reconvene a subsequent time.*

President's Report: Emily Mandarino presented the following. Mandarino thanked Owners and Occupants for attending this important meeting. She stated this meeting is a problem solving gathering and it is expected everyone present is here to support and respect one another as owners, occupants and neighbors. Mandarino stated if attendees would like to contribute to the meeting, they will raise their hand, and they will be given the floor to speak when called upon. It is important everyone present has the opportunity to speak.

This meeting is to give notice to all Owners smoking in Building 10 is not allowed.

In 2016, Building 10 voted and became a non-smoking building. Non-smoking includes, but is not limited to, any tobacco products, cigarettes, cigars, marijuana, e-cigarettes, vape-pent, etc. Smoking is not allowed within 30 ft of Building 10, including smoking inside vehicles.

Over the past 8 months, there has been a continuous consistent pungent marijuana odor within the 1st floor corridor of Units 15, 16, 17 and 18 in Building 10. The marijuana odors enter the corridor, the entire 1st floor and into other surrounding units, plus onto the second and third floor corridors and units.

All floor hallways have been verified by visual and smell inspections for marijuana odors. Due to the consistent issue, and increased complaints from many building occupants, Valhalla management directed that the next step would be to send several paper communications, and emails to all Owners and Occupants of Building 10 regarding the marijuana odors. These written communications were to give notice to all Owners and Occupants of Building 10 smoking is not permitted in the building. The go was to create awareness and to stop the marijuana smoking behaviors.

Unfortunately, the discontinuation of smoking marijuana in the building has not stopped and this is why this Owners meeting was called to discuss solutions.

Not only is smoking marijuana a violation of Building 10's governing documents, but secondhand smoke is also a health hazard. There are several children who live in Building 10, and parents have no choice but to subject their children to this secondhand marijuana smoke just to get to their home. Not only children, but everyone -- this is a health and safety concern for all occupants of building 10. In the last year at Valhalla Condominiums, there was a fire in another building that caused significant damage to multiple units because someone was smoking in a non-smoking building.

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Lastly, there have been potential new buyers who did not purchase units in Building 10 because of the marijuana odors within the building.

We are asking all Owners and Occupants to help find a solution to this marijuana odor issue within our homes. The goal is to create an awareness and stop the violation from happening.

Mandarino, then opened the floor for discussion from the Owners and Occupants of Building 10.

Open Discussion: Discussion followed regarding the corridor of Units 15, 16, 17 and 18.

Owners and Occupants present from Units 15, 16, 17 and 18 all stated they and/or their Tenant (Occupants) do not smoke inside their units; however, the Owner of Unit 16 did state his tenants (Occupants) smoke marijuana, but not inside Unit 16.

Discussion followed regarding lingering “hot box” marijuana odors in the corridor of Units 15, 16, 17 and 18. Thereby, the marijuana odors may potentially linger on individuals after they smoked elsewhere. It was concluded the marijuana odors are not related to a “hot box” issue.

Owners and Occupants of Units 15, 17 and 18 agreed to have Valhalla management enter their units whenever there was a strong odor of marijuana. The Owner of Unit 16 respectfully declined.

Discussion followed with a focus on Unit 16. Over the last 8 months there have been numerous emails, written complaints and text messages to Valhalla management from Owners/Occupants of Valhalla Association Ten regarding the marijuana odors coming from Unit 16.

Conclusion: It is expected all Owners, and their Tenants (Occupants) do not smoke marijuana or any tobacco products inside and within 30 ft of Building 10, including parked vehicles. Owners and Occupants at the meeting are asking for the smoking behaviors to stop immediately.

This meeting was to give notice again to Owners smoking is not permitted in Building 10. The Owner of Unit 16 stated he would discuss smoking is not allowed inside Unit 16 with his tenants (occupants).

Next Steps: Follow-up Owner’s Meeting to discuss if the marijuana smoking behaviors stopped.

Meeting adjourned at 6:35 PM

Minutes respectfully submitted: Linda Castiglioni, Secretary

Minutes approved by Association Ten Board of Directors via email May 10, 2025.

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APPENDIX – Excerpts from Valhalla Ten Association – governing documents

Valhalla Ten Association - Amended Bylaws, dated August 9, 2022

Section 4 Meeting of Owners

Page 3; paragraph 4.5 Quorum/Adjournment. The presence of Owners in person or by proxy, who have the authority to cast in excess of twenty percent (20%) of all votes in the Association shall be necessary to constitute a quorum at all meetings of the Owners for the transaction of any business, except that of adjourning the meeting to reconvene a subsequent time.

Valhalla Ten Association - Amended and Restated Declaration; dated August 9, 2022.

Section 6 Assessments for Common Expenses; 6.4 Limited Allocation Assessments. page 10;

Paragraph d. Reasonable attorney's fees and other costs if incurred by the Association in connection with (i) the collection of assessments; or (ii) the enforcement of the Governing Documents or the Act against an Owner or Occupant or their guests, may be assessed against the Owner's Unit.

Paragraph e. Fees, charges, late charges, fines and interest may be assessed as provided in Section 515B.3-116(a) of the Act, and the same shall be treated in the same manner as assessments under Section 6.2, above.

Section 7 Restrictions on Use of Property;

Page 17; 7.18 Smoking Restrictions. Except for certain designated outdoor smoking areas that the Board may in its sole discretion designate from time to time, and except as otherwise set forth herein, smoking shall be prohibited throughout the Property, including the Units, Common Elements, and Limited Common Elements. As used herein, "smoking" shall include, but is not limited to, the use of cigarettes, cigars, pipes, electronic cigarettes, marijuana, other smokable substances, and vaping devices.

Section 13 Compliance and Remedies;

Page 25; 13.2 Sanctions and Remedies. In addition to any other remedies or sanctions, expressed or implied, administrative or legal, the Association shall have the right, but not the obligation, to implement any one or more of the following actions against Owners and Occupants and/or their guests, who violate the provisions of the Governing Documents or the Act:

Paragraph d. Impose reasonable fines, penalties, or charges for each violation of the Act or the Governing Documents.

Page 26; 13.3 Rights to Hearing. In the case of imposition of any of the remedies authorized by Section 13.2 d., e., or f. of this Section, the Board shall, upon written request of the offender, grant to the offender a fair and equitable hearing as contemplated by the Act. The offender shall be given notice of the notion of the violation and the right to a hearing, and at least ten (10) days within which to request a hearing. The hearing shall be scheduled by the Board and held within thirty (30) days of receipt of the

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hearing request by the Board, and with at least ten (10) days prior written notice to the offender. If the offending Owners fails to appear at the hearing then the right to a hearing shall be waived and the Board may take such action as it deems appropriate. The decision of the Board and the rules for the conduct of hearing established by the Board shall be final and binding on all parties. The Board's decision shall be delivered in writing to the offender within (10) days following the hearing, if not delivered to the offender at the hearing.