

## AGENDA

### VALHALLA BUILDING 15

April 27th, 2020 Board meeting

Zoom meeting at 6:00 p.m.

I. Call to order - The meeting was called to order by Jan at 6:00 p.m. All board members were present. Jan Bailey, Pam Burton, Linda Castiglioni, Kay Aune, Wayne Jaspersen, Kevin Castiglioni, Carole Kent-Kirkoff, Carol Sabatke, Jill Bailey, David Aries

II. Approval of agenda - Agenda approved

III. Presidents report - Jan Bailey reported that the office staff is working at varied times, so that they are 'social distancing'. Two of the maintenance workers are working fulltime, two have filed for unemployment.

IV. Secretary's report - Linda moved to approve secretary's report, Jill seconded it. Motion passed.

V. Treasurer's report - Linda Castiglioni reported there is a balance of \$133,000.

24 units have paid assessments in full, 6 units have not paid their 1<sup>st</sup> quarter assessment (units 200, 203, 207, 309, 410, and 411 (which is a rental)

Letters will be sent out that we will not charge a late fee considering the state of the world right now, but they have 30 days to pay before late charges will be assessed.

No one is behind on HOA fees!

VI. Standing committee reports

- Building and grounds - Linda Castiglioni - Bids will be coming from two companies (Clark and another) concerning the sidewalks.
- Materials for the lighting above the garage doors on the roof are in. Just waiting for a nice day to install.
- Interior garage lights - Carol S. moved and David seconded to approve installation. There was some discussion. Vote was 9 for and 1 against. Motion passed.
- Mailroom shelf and carpet are pending until the world gets back to normal.
- Drains backed up in units 102, 106 and 113 was repaired, cleaned by Drain

Rite. Jan's floor was ruined. After talking to Stacey about it, building insurance won't cover it, since there's no proof of what unit caused the issue. Building 15 would be approved to replace it.

Linda reported that the shut off valve in 405 isn't working and she asked permission for the building to pay to repair it. David moved and Carol seconded that she get that fixed and that it would be covered.

- Welcoming committee - Kay Aune - Unit 206 has renters moving in next week. Unit 115 has been sold. 303 went up for sale today.
- Caretakers report - Deb - Jan has talked to Stacey about the office making up a form that Deb can use to report things such as oil spills in the garage, expired license tabs etc. She could make two copies, one for the residents door and one for the office, so that the office is aware of any issues Deb posted in case the resident calls the office about it. It is a great idea. It was moved and seconded. Motion passed.
- David brought up the fact that as Deb is cleaning during this corona virus time, we want to be sure she is safe. It was reported that she wears a mask, has plenty of cleaning materials and wipes everything down with disinfectant.

#### VII. Unfinished business

#### VIII. New business

On the East side of the building, there is a downspout where the rainwater is staying near the building and not running across the sidewalk to the other side. David explained the issue and the building and grounds committee will have a walk around meeting this week to check into it further. When the sidewalk is replaced, they could fix that problem. They will try to get Dan to join them, so he's aware of the problem.

Unit 102 is having noise issues with unit 202 as to whether there are enough rugs covering hard surfaces in the unit as there are areas with no rugs causing noise problems. Stacy and Dan will inspect and report back to the board.

Our next meeting is scheduled for May 18<sup>th</sup> and whether we meet by Zoom or in person will depend on what the governor is requesting at the time.

Meeting adjourned at 7:00 p.m.