

Valhalla Building 15 Association
Minutes of the Board of Directors Meeting
July 18, 2016

- I. Call to order – 6 PM in Unit 106. Jan Bailey, President, presiding.
Board Present: David Aries, Kay Aune, Linda Castiglioni, Wayne Jaspersen, Tom Lunney & Carol Sabatke.
Owners/Residents Present: Dale Kukla
- II. Agenda amended: David Aries requested an item be added – Schedule a date to begin budget & planning discussion for 2017. Sabatke 1st motion to accept; Castiglioni 2nd. Approved to add.
- III. President's Report – All owners are welcome to attend the meetings of the Valhalla Master Board in the party room of the Recreation building at 7 PM on the third Tuesday of each month. There is a Building 15 owner who is requesting a closer parking stall to the elevator. They are asking to trade with another owner. Please contact Jan Bailey if you are interested in trading parking slots.
- IV. Secretary's Report- the minutes of the June 20th meeting were moved and approved with the following amendment; VII. E. Delete sentence in entirety.
- V. Treasurer's Report – Wayne Jaspersen presented the June online report of the Building 15's financial statements. Jaspersen stated the financial reports are available on Valhalla's website for all board members to review. Jaspersen reported approximately 50K in the checking and 90K in the reserve accounts. Valhalla's Master Board determined that two months of operating budget would be maintained in each building's checking account. Two Units that were delinquent in the past; are now current.
- VI. Standing Committee Reports
 - A. Building and Grounds Committee – Tom Lunney Chair
 1. Elm Trees have been removed from the edge of the parking lot. \$1500 budget for trees; spent \$750 thus far. Budget for scrubs \$785 for this year. Bill is pending for other trees.
 2. Doug Courneya (Grounds Keeper) will handle taking care of the crab apple tree, when appropriate .
 3. Water leak in #407 – Maintenance will repair ceiling.
 4. Water Heater – standby unit. Valhalla maintenance will purchase an extra unit as a standby for building 15. This will assist owners in spending up the replacement time if their water heater needs to be replaced.
 5. Deb Dahley, Caretaker – Caretaker Report – There has been broken glass in the garbage dumpster room with broken glass. Valhalla's general manager has contacted the waste management company regarding the proper procedure for dumping the large waste container. Garage floor cleaning is scheduled for September. Notices will be posted.
 6. One heater in mailroom has not worked for quite some time and will be removed. IT has been determined this heater is not necessary and will not be replaced.
 - B. Welcoming committee – Kay Aune, chair.
 1. Karla Dison and son Andre in Unit 203. Welcome!
 2. Matt Holmes & Jan Whittaker in Unit 107. Welcome!
 3. Larry & Sue Davidson are the new owners & residents of Unit 409. Welcome!
 4. Unit 405 has been purchased. Unit 111 has a sale pending. Unit 309 is bank owned.
 5. We wish all the best to Linda Williamson, Verleen Bungum & Mary Farrell as they leave.
 - C. Committee for Decorating – Carol Sabatke – Chair.
 1. Spring carpet cleaning has been completed. Cost was approximately \$1910.
 2. Thanks to Ann Jaspersen for the beautiful flowers on the front driveway entrance!
- VII. Unfinished Business:
 - A. Building 15 work groups reports

1. Safety – Report from Safety committee. 1st focus is on installing security lights on the exterior of the building, then cameras. Committee continues with their work. Committee will submit 2017 budget numbers.
2. Policies – an updated draft was sent to the board. Jasperson 1st motion; Lunney 2nd motion; Motion approved to accept updated policy manual for Building 15. The revised policies will be posted on the Valhalla website. All owners/residents are expected to know and adhere to the revised policies. Thank you.

Proposed Policy change of no smoking within building 15 will be discussed and voted on at Building 15's Annual Meeting in December 2016. All buildings within the Valhalla complex have adopted a no smoking policy for their entire building, except for buildings 3 & 15. Please see Valhalla's website for other buildings' no smoking policies.

- B. Water valve replacement in each unit – ongoing preventive maintenance which requires 1-day water shutoff of the entire building. Replacements of water valves will continue. Please watch for postings of dates of when the building's water will be shut-off. Thank you for your patience on this important maintenance for our building. Floors 4, 3 & 2 will be completed by the end of 2016. 1st floor will be put into the budget for 2017.
- C. Re-seal driveway and parking lot. Dates will be posted along with directions for re-access. This is scheduled for August. The plan is flexible depending on the weather. If you are going to leave your car in the lot while on vacation, please leave your keys with someone who will move your vehicle if necessary. Cars will be towed, at owner's expense, if they are left in the parking lot during the re-sealing. Thank you for your assistance.
- D. Garage door entry system – Building 15 has a limited number of entry keys. Building 15 has the same system as in other areas within Valhalla complex. Apparently, Valhalla's pool area has an older software version. It is in Valhalla's best interest to be on one software version. It is getting more difficult to find replacement parts for building 15. A budget number for potential new system will be obtained. This will be discussed at the Master Board Meeting, as well. Pending.
- E. Refresh walls across from the elevator. Bid from Ben Gatzke Construction to update walls in hallway = \$2725. Aune 1st motion; Sabatke 2nd motion. Motion approved.
- F. Maintenance is obtaining bids to remove & replace caulking, painting for the exterior of the entire building. In addition, the north & south window frame painting will be obtained.
- G. Bids will be obtained for landscaping around the driveway sign.
- H. Bids for patio benches obtained to purchase bench and glider for front entrance. Lunney 1st motion; Aries 2nd motion. Approved.
- I. Placement of realtor boxes along front handrail completed. Thanks Bobbie Jeanne Williams!

VIII. New business

- A. There was a water overflow from Unit 412 and damage to Unit 312. Unit 412 is responsible for water damage in 312.
- B. Resident concerns – none
- C. Budget planning meeting date pending.

The meeting adjourned at 7:55PM. Lunney 1st; Aries 2nd; motion carried.

The next meeting is scheduled for 6 PM on Monday, August 15, 2016 in Unit 106.

Respectfully submitted,

Kay Aune, Secretary & Linda Castiglioni, Board Member