

Valhalla Building 15 Association
Minutes of the Board of Directors Meeting
April 17, 2017

- I. Call to order – 6 PM in Unit 106. Jan Bailey, President, presiding.
2017 Board: David Aries, Kay Aune, Jan Bailey, Linda Castiglioni (Absent), Wayne Jasperson, Ramona Digre & Carol Sabatke.
Owner present: Mary Sorum. Visitor: Deb Dahley, caretaker.
- II. Approval of Agenda was made with additions.
- III. President's Report
- A. Master Board updates – March 2017 meeting
1. New General Manager Stacy Wilhelm Hrtanek will start April 3, 2017. Judy Ohly's last day will be May 4, 2017.
 2. Three smoking violation hearings conducted and fines assessed to two owners.
 3. Manager's Report – Phone lines switching from TDS to Century Link for all buildings. Emerald Ash Bore present in some Ash trees on Valhalla property. These trees will need to be removed. Garage lease renewals for buildings 1-12 are complete for the next year. Cameras for buildings 6, 7 and 8 have been purchased and are pending installations.
 4. Maintenance Staff have completed numerous routine projects throughout Valhalla. Outdoor pool opening preparations have begun.
- IV. Secretary's Report –Kay Aune moved the minutes from the March 20, 2017 meeting be approved as written & distributed. Carol Sabatke seconded the motion. Passed. The minutes from the March 29 Special Meeting is attached.
- V. Treasurer's Report - Wayne Jasperson. Building 15 has \$65, 468 in our general account for 2 months of expenses and \$118, 142.28 in reserves for a total of 183,610.28. No one is currently in arrears in their payments.
- VI. Standing Committee Reports
- A. Caretaker Report – Deb Dahley reports she will be washing the garage floor soon and will put signs up regards to when the vehicles need to be parked outside for her access. Look for signs in the mailroom and elevator and on entrance doors. Many bags of trash have been left in the garage. Remember that nothing with food should be left in the garage proper as that encourages insects and possibly critters. A reminder regarding this will be distributed.
- B. Building and Grounds – Carol Sabatke.
1. Bids for caulking exterior of building the March 29th Special Meeting (see attached minutes) was for information and discussion of the initial bid. (Two more companies have bids forthcoming.) At that meeting, it was determined that the work will be postponed until 2018 to allow more likely completion of the work in a continuous basis and for us to obtain the money needed as an assessment is likely.
 2. The old Roof Pavers above unit 400 will be replaced for now.

- C. Welcoming committee – Kay Aune. No new residents this month. Unit 313 is for sale (as Carolina is completing her college) and Unit 205 is for rent.
- D. Decorating Committee – Carol Sabatke. The buildings carpets will be scheduled for cleaning after the garage is cleaned.

VII. Unfinished Business:

A. In the opinion of the attorney, each of the proposals voted at the annual meeting are policy changes only needing a majority vote. As each had over

a 60 % acceptance, they all passed. Thus, they now will be enforced.

1. The Security Cameras - - David Aries, as chair of the Safety Committee, will coordinate with the office regarding the cameras purchase and installation.

2. Smoke Free proposal - The entire building will now be smoke free (including all individual units). As this policy will be a major change in lifestyle for a few, the policy will not be enforced until January 1, 2018. After that time, any infractions will incur the established master board policies.

3. The revised Building 15 Resident Policies. A copy of the updated version will be given each owner and current resident. To insure each has received and read the manual, the attached form must be signed and returned to either the office or a board member. All future owners and residents will obtain a copy at the office.

B. As the caulking has been postponed, two previously tabled items were brought up by Wayne Jasperson.

1. Landscaping around the driveway sign – bids will be requested.

2. First floor main water valves- Wayne Jasperson moved and David Aries seconded the motion that we ask Matt to have 1st class Plumbing resume the process of replacing the main water valves. Passed.

VIII. New business

A. New business- Wasp infection was initially seen last fall, and a few have already been seen this spring. The office will be contacted to have pest control notified.

B. Resident concerns- none expressed.

At 7:20 PM A motion was made and seconded to adjourn. Motion carried.

Next meeting: **Monday May 15, 2017 at 6PM in Unit 106.**

Respectfully submitted, Kay Aune, Secretary Pro-tem