

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

- I. Call to order- 6 PM in Unit #106. Jan Bailey, President, presiding.
Board Present: David Aries, Kay Aune, Wayne Jasperson,
Tom Lunney & Carol Sabatke.
Board Absent: Linda Castiglioni
Owners/Residents Present: Mary Sorum & Mary Farrell. Deb Dahley, caretaker.
- II. The agenda was accepted as no new matters were elicited.
- 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 monthly on the third Tuesday,*
Thirty new boulevard trees will be planted by Valhalla volunteers the morning of May 7 starting at 8:30 AM behind building 12's garages. Holes will already be dug and instructions as to how to proceed will be given. This work will be followed by lunch.
Check the Valhalla website for details of this and other Volunteer projects.
- IV. Secretary's Report- The minutes of the March 21 meeting were discussed & modified.
Section V. second sentence modified to read: *Several board members feel he payment for the garage furnace could be shown as a capital expense coming from the reserve account instead of the ongoing budget.*
Section VII A.: second sentence – should read under \$10,000 – not over. The modified minutes were moved approved by Carol Sabatke and seconded by Tom Lunney. Passed.
- V. Treasurer's Report- Wayne Jasperson presented the February report and explained highlights. Explanation & rationale for the money for the garage furnace coming from the building's budget was given.
The report will be placed on file in the Valhalla office.
- VI. Standing Committee Reports
- A. Building and Grounds Committee- Tom Lunney, chair.
1. Tom's report is in the old and new business later in the meeting.
 2. Caretaker- Deb Dahley reported the garage floor was washed today.
Several spaces have been noted with fluid leaks and the owner of the space where damage occurred have been notified that leaking vehicles cannot be in the garage until the leak has been repaired.
 - a. The new vacuum is working well. It was determined the repaired older one will be kept in reserve, and the Oreck discarded.
 - b. Interior hallway light fixtures have been washed & the burned out lights bulbs replaced – all are now LED. We have 25 LED bulbs on hand – they are lasting longer than previous

bulbs. She is making note of areas needing replacement to see if there might be fixture issues.

- c. Deb is not going to be able to plant and care for the driveway wall this year. Anyone (or group) willing to take this project on? Contact a board member.
Our Thanks go to Deb (and helpers) for doing this the last few years. It has been a beautiful addition to our space!

B. Welcoming committee- Kay Aune, chair.

1. We welcome Sara Cogar moving into Unit 108 on 4/21.
2. We hear that Jeffery Peck is leaving soon from Unit 107.

C. Committee for Decorating- Carol Sabatke, chair.

1. Spring carpet cleaning will be planned soon for hallways, lobby, and stair wells.
2. Window washing of individual units will be at the owner's expense.

VII. Unfinished business:

A. Bldg 15 work groups

1. Safety –will meet to discuss outdoor cameras/ lighting.
2. Policies –the draft form of the updated manual has been sent to the board. Discussion deferred to the May meeting.

B. Shopping carts – David Aries has promise of four large carts being donated for our building. Smaller carts are still being pursued.

As new models are received, older ones will be retired.

C. Air Conditioner refrigerant (R22) has been ordered for Bldg 15's use.

D. Outdoor ashtray-David Aries moved and Carol Sabatke seconded the motion to purchase the \$162.17 model. Passed.

E. Garage door entry system- we have one bid and await another. In the interim, extra fobs are asked to be returned to the office, and more ordered.

F. Trees and Shrubs -Tom met with Doug Courneya to discuss needs.

G. Replace- main entry railing & canopy frame- Carol Sabatke moved and Wayne seconded the motion to accept the bid of \$1695.00. Passed unanimously.

H. Bids for caulking and window frame painting are in progress.

I. Refresh walls across from the elevator- Tom Lunney distributed a plan for the work on floors 2, 3, & 4 to be bid. Discussed, and plan accepted.

VIII. New Business

A. Re-sealing of the driveway and parking lot – bids sought.

B. Damage from the washer faucet/valve in Unit 205 has been found. Repair will be the responsibility of the building.

C. Resident concerns- none presented

The meeting was adjourned at 7:02 PM.

The next meeting is scheduled for 6 PM on Monday, May 16, in Unit 106.

Respectfully submitted,

Kay Aune, secretary

Reminder: Now that summer is approaching, it is especially important for all to rinse/wash each bottle, jar and can being recycled so odor is reduced and flies & other vermin are not enticed into the garage. Thanks.