

Valhalla Building 15 Association
Minutes of the Board of Directors Meeting
February 20, 2017

- I. Call to order – 6 PM in Unit 106. Jan Bailey, President, presiding.
2017 Board: David Aries, Kay Aune, Jan Bailey, Linda Castiglioni, Wayne Jasperson (absent), Ramona Digre & Carol Sabatke. Owners present: Mary Sorum
- II. Approval of Agenda, plus additional items from Owners and/or Board. See under new business.
- III. President's Report
- A. Annual Building 15 Meeting held in December 2016
- a. Ballot results of Security cameras proposal – pending results of ballots
 - b. Ballot results of Smoke Free proposal - pending results of ballots
 - c. Revised Valhalla Building 15 Additional Resident Policies proposal – pending results of ballots.
 - d. Going green with communications to owners. Valhalla website and email. A motion was made and seconded to continue the practice of printing hard copies of Board Minutes and Agendas; and distributing these as before. Motion carried
- B. Master Board updates – January 2017 Meeting
- a. New Master Board members elected at January 2017 meeting. Officers elected : Brian Kroeger Pres Assn 3; Mike Fenske VP Assn 2, Wayne Jasperson Treasurer Assn 15 and Linda Castiglioni Secretary Assn 11
 - b. Search for new General Manager has begun. A search committee has been formed and is actively recruiting candidates. The plan is for the Search Committee to present the final candidate to the Master Board in March 2017. Judy Ohly will be leaving Valhalla on May 4, 2017.
 - c. All buildings except building 15 will have security cameras installed.
 - d. HOA monthly dues increases were implemented in every building except for Building 11.
 - e. Building 5 has been approved for financing by the Department of Veterans Affairs and is now eligible for VA Loan Guaranty. This recognition is a direct result of the owners of Valhalla improving the financial health of Valhalla Condos over this past 2.5 years through increasing reserve funds for capital expenditures.
 - f. In January 2017, Maintenance crew has been working overtime to keep up with ice and snow removal. Leadership is requesting owners are patient with snow and ice removal on Valhalla property.
- IV. Secretary's Report – Linda Castiglioni. Minutes from the January 2017 meeting were presented. A motion was made and seconded to approve minutes as written. Motion carried.
- Minutes from January 2017 and February 2017 will be sent to owners via Valhalla office.
- V. Treasurer's Report - Wayne Jasperson. Carol Sabatke reported for Jasperson. Building 15's Checking account has \$66K; Reserve account = \$118K. \$5K lobby remodeling has been paid; elevator landings remodel is complete on floors 2, 3, and 4 at a cost of \$2800.

Aries reported the snow removal costs for 2017 have exceeded budget by approximately \$600. Budget for 2018 may need to be adjusted.

VI. Standing Committee Reports

- A. Caretaker Report – Deb Dahley. Kay Aune reporting for Dahley. Aune reports three vehicles are draining oil in the garage. In addition, there is an oil leak under the garage exit door. Owners are responsible for cleaning costs if their vehicles are leaking oil. Valhalla maintenance will be notified regarding oil leak under garage door.

Grocery carts on being left in unauthorized locations throughout the garage. Grocery carts are to be returned to the specified central area in the garage so they are available for all residents to use.

In addition, grocery carts are being left in the 3rd floor hallway. This is a fire code violation and jeopardizes the safety of all residents and visitors on the 3rd floor. Please return grocery carts to the garage designed area within 30 minutes of use.

- B. Building and Grounds – Carol Sabatke.
 - a. Bids for caulking exterior of building – Tabled till Spring timeframe
 - b. Landscaping around the driveway sign – Tabled till Spring timeframe. Bids being obtained. Received one bid from Sargent's. Will need to do a walk about in the Spring to determine layout of landscaping before vote.
 - c. Roof Pavers above unit 400 – Tabled till Spring timeframe.
 - d. Main water valves in units – Tabled for two months. All floors completed except 1st floor units.
 - e. Lobby remodeling – completed. Punch list items have been completed to satisfaction. There are new marks on some walls. Discussed routine maintenance of removing marks on walls.
- C. Welcoming committee – Kay Aune. Jill Bailey has moved into 102.
- D. Decorating Committee – Carol Sabatke – New pictures and other decorating items have been purchased for Lobby area. Thank you to the decorating committee for an excellent job!

VII. Unfinished Business:

- A. Building 15 work group report- Safety Committee - David Aries
 - a. Building & Parking lot lighting - Tabled till April/May 2017
- B. Security Cameras proposal – Pending ballot results.
- C. Smoke Free proposal – Pending ballot results.
- D. Fireplace Policy - Wayne Jasperson – Tabled till April 2017
- E. Wall Mount Sign Holders – David Aries status of plastic wall holder purchase and installations. Holders have been purchased and Aries will work with Valhalla maintenance on installation.

VIII. New business

- A. Other new business
 - a. Ballots for proposed Revised Valhalla Building 15 Additional Resident Policies, proposed Non-Smoking policy and proposed security Cameras will be resent to

owners who did not respond to the December 2016 annual meeting. The ballots are due no later than Wednesday March 15, 2017. Please return ballots to the Valhalla Office.

B. Resident concerns:

- a. Personal items are being left in the hallways (rugs, boots, shoes, etc). It is against fire code to leave personal items, grocery carts, etc. in common hallways, elevator landings, etc.
- b. Electrical concerns on 3rd floor. Some 3rd floor units are experiencing unusual electrical outages. Owners are responsible to notify the office of any such outages.
- c. Garbage debris (Trees) has been left in the garage. Owners may not dispose of unwanted items in the garage. Please contact Valhalla maintenance to remove large items. Owners will be charge the disposal fee for these large items.

IX. Adjournment: A motion was made and seconded to adjourn. Motion carried. The meeting was adjourned at 7:24 p.m.

Next Meeting: **March 20, 2017 at 6 PM in Unit 106**

Respectfully submitted, Linda Castiglioni, Secretary