

Building Fifteen Association  
Minutes of the  
Board of Directors Meeting  
Feb. 15, 2016

- I. Call to order- 6 PM in Unit # 106. Jan Bailey, President, presiding.  
Board Present: David Aries, Kay Aune, Jan Bailey, Linda Castiglione, Tom Lunney & Carol Sabatke  
Board Absent: Wayne Jasperson  
Owners/Residents Present: Bobbie Jeanne Williams, Mary Sorum & Mary Farrell.
- II. The agenda was moved approved by Carol Sabatke, seconded by Linda Castiglione after VIII. E. 1, 2, & 3 additions were added. Motion passed.
- III. President's Report – Jan Bailey reported from the January 19, 2016 Valhalla Master Board meeting. The newly elected officers include President; Brian Kroeger – Bldg 3, Vice President; Mike Fenske- Bldg. 2, Treasurer; Wayne Jasperson- Bldg 15, Secretary; Nick Voskoboev- Bldg. 12. Issues being discussed include no smoking buildings and the number and % of rental units in complex.  
*The Master Board meets monthly on the 3<sup>rd</sup> Tuesday at 7PM in the Party Room of the Valhalla Recreation Building. All owners of Valhalla units are welcome to attend.*
- IV. Secretary's Report –. The distributed minutes of the January meeting was moved approved by Linda Castiglione and seconded by David Aries. The motion passed.
- V. Treasurer's Report- Carol Sabatke presented the January reports. The deposit into the reserve account especially continues to require explanation. The report will be placed on file in the Valhalla office.  
*By the time these minutes are distributed, these reports will be available on-line at [www.valhallacondos.com](http://www.valhallacondos.com)- click on homeowners.*
- VI. Standing Committee Reports-
  - A. Building and Grounds Report: Tom Lunney, chair met with Matt Brown, Valhalla maintenance supervisor.
    1. Building report.
      - a. The new garage furnace is in and the temperature set at 60°.
      - b. The elevator was down – repair took about 4 hours from our call.
      - c. The masonite on the stairway walls across from the elevator on floors 2 & 3 are looking worn- the 4<sup>th</sup> floor needs some attention, also. Tom will look into some options and estimates.
    2. Caretaker- no report.
  - B. Welcoming committee- Kay Aune, chair.  
Josh Streiff is temporarily renting # 309. We welcome him.
  - C. Committee for Decorating – Carol Sabatke, chair. No changes at this time.
- VII. Unfinished Business:
  - A. Bldg 15 Work groups- Nothing new to report.
  - B. Shopping carts- David Aries is working on a possible seller. Options were discussed.
  - C. Garage Furnace- as above. The temperature seems to be holding between 55° and 60°.
- VIII. New Business
  - A. The outdoor ashtrays on the patio have rusted out. By e-mail vote, it was agreed that they be replaced.
  - B. Unit 309. Josh Streiff (Valhalla Maintenance) is in need of short term housing and is renting #309 for two months. He purchased the items left in the unit.

- C. The concern about a fine being charged for items on the floor of the garage did not gain a motion for a vote, thus dies.
- D. An owner has requested permission to park a large electronic wheelchair in the garage. It would be too large to fit in the parking space with a vehicle. Linda Castiglione moved and Kay Aune seconded the motion to deny the request. Passed. A letter will be sent.
- E. Call for resident concerns -
  - 1. Reminder. If a hot water tank leaks, the resulting damage to you and your neighbors can be very expensive. A simple water alarm can be purchased for under \$20 at a hardware/ home equipment store to alert you to the leak.
  - 2. The sand carried into the garage creates a lot of dust, is slippery and also is being carried into the carpeted areas. Deb will be requested to sweep more frequently. **Deb will try to sweep each Wednesday. Be aware that dust will be generated by this.**
  - 3. Culligan water softener seems expensive.

The meeting was adjourned at 7:10 PM.

The next meeting is scheduled for 6 PM Monday March 21 in Unit 106.

Respectfully submitted,

Kay Aune, secretary