

Valhalla Building 15 Association  
Minutes of the Board of Directors Meeting  
January 16, 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, Ramona Digre & Carol Sabatke. Owners present: Tom Lunney, Pam Burton, Susan Mainaga, Mary Lenzi
- II. Approval of Agenda, plus additional items from Owners and/or Board  
Add: Fireplace Policy –  
A motion was made and second to approve the Agenda and the additional item to the agenda. No further discussion. Motion carried.
- III. President's Report
- A. Annual Building 15 Meeting held in December 2016
- a. Attendances – Quorum – 61.66% present or proxy.
  - b. 2017 Budget approval with 3% increase in monthly HOA dues.
    - i. 1.8% = \$446.31/month new dues effective January 1, 2017
    - ii. 1.6% = \$396.72/month new dues effective January 1, 2017
  - c. Ballot results of Security cameras proposal = <80% response rate received. There are a total of 60 units and 48 units must vote "Yes" to pass proposal. Ballots will be re-sent to the owners of units a response was not received prior to the annual meeting in December 2016.
  - d. Ballot results of Smoke Free proposal = <80% response rate received. There are a total of 60 units and 48 units must vote "Yes" to pass proposal. Ballots will be re-sent to the owners of units a response was not received prior to the annual meeting in December 2016.
  - e. Ballot results of revised Valhalla Building 15 Additional Resident Policies proposal
  - f. Going green with communications to owners. Valhalla website and email.
- B. Master Board updates, etc. Budgets approved in Annual Meetings. Smoking violations are being addressed at the Master Board.
- IV. Secretary's Report – Linda Castiglioni. Minutes from the November 2016 meeting were presented. A motion was made and seconded to approve the minutes. No further discussion. Motion carried.
- December 2016 Annual Meeting Minutes presented. A motion was made and seconded to approve the minutes. No further discussion. Motion carried.
- Organizational minutes were presented. A motion was made and seconded to approve the minutes. No further discussion. Motion carried.
- V. Treasurer's Report - Wayne Jasperson – 2017 Budget approved at Annual meeting in December 2016. Building 15: one unit >30 days past due; checking account = \$52K; Reserve account = \$115K; 2017 proposed projects = \$60K (painting; caulking, etc.)

## VI. Standing Committee Reports

- A. Caretaker Report – Deb Dahley - None
- B. Building and Grounds – Carol Sabatke. New maintenance staff – Matt Craft; Jeff & Dan
  - a. Bids for caulking exterior of building – Spring timeframe
  - b. Landscaping around the driveway sign – Table till Spring timeframe. Bids being obtained
  - c. Roof Pavers above unit 400 – Table till Spring timeframe. Apparently, water does not drain off roof appropriately. Will look at long-term solution.
  - d. Main water valves in units – Table for two months. All floors completed except 1<sup>st</sup> floor units.
  - e. Lobby remodeling. Apparently, painting contractor discovered some mold on an exterior wall when the wall paper was removed. The mold was appropriately treated prior to painting primer being applied. Overall, the project is going well. Walls will have a paint primer and then a final paint finish.
- C. Welcoming committee – Kay Aune  
Welcome new neighbors! Pam Burton #404; Carol Kent-Kirckof #103
- D. Decorating Committee – Carol Sabatke – New pictures will be purchased for the Lobby area.

## VII. Unfinished Business:

- A. Building 15 work group report- Safety Committee - David Aries
  - a. Building & Parking lot lighting - Table till April/May 2017
- B. Security Cameras proposal – discussion and next steps. Ballots will be sent to owners who did not respond to first notice to vote.
- C. Smoke Free proposal – discussion and next steps. Ballots will be sent to owners who did not respond to first notice to vote.
- D. Revised Valhalla Building 15 Additional Resident Policies – discussion and next steps. Will discuss next month.

## VIII. New business

- A. Wall Mount Sign Holders – David Aries presented plastic wall holders for notices attached to doors and walls for residents. A motion was made and seconded to approve the purchase of notice holders. No further discussion. Motion carried.
- B. Other new business – Fireplace policy – According to the policy, Units with fireplaces are required to have fireplaces inspected and cleaned every two years if they are not sealed off from use. Jasperson will check with Valhalla office for records of which fireplaces were sealed off and ask maintenance to inspect rooftop exhaust vents in the spring to verify there are appropriate vents on the roof.
- C. Resident concerns – None

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

The meeting was adjourned at 7p.m.

Respectfully submitted, Linda Castiglioni, Secretary