

Building Fifteen Association  
Minutes of the  
Board of Directors Meeting  
Nov 16, 2015

- I. Call to order- 6 PM in Unit # 106. Jan Bailey, President, presiding.  
Board Present: Kay Aune, Jan Bailey, Gabriele Dellanave, Tom Lunney & Carol Sabatke  
Board Absent: Linda Castiglione  
Owners/Residents Present: Mary Farrell, David Aries & Mary Sorum.
- II. The agenda was approved.
- III. President's Report – Jan Bailey.  
Gabrielle Dellanave is resigning as of November 30, 2015. Thanks for your work on the board!  
The Master Board has signed a contract for lawn and ground care for 2016.
- IV. Secretary's Report –. The minutes of the October meeting as distributed was moved approved by Tom Lunney and seconded by Carol Sabatke. The motion passed.
- V. Treasurer's Report- Carol Sabatke presented the October report, and answered questions about our financial status. The report will be placed on file in the Valhalla office.
- VI. Standing Committee Reports-
  - A. Building and Grounds Report: Tom Lunney, chair met with Matt, maintenance supervisor.
    1. Maintenance- report.
      - a. Branches outside Units 301& 401 removed by Andre.
      - b. 55 of the laundry vents have been cleaned- no more will be cleaned until spring.
      - c. Replacement of wood around the windows on the North side of the building and their external caulking is complete. Unit 200 will be completed soon.
      - d. The Unit 204 balcony work is complete.
      - e. The new security light has been placed over the front door with much increased visibility. Thanks to David Aries for his lead work on this!
      - f. The repaired bobcat has returned to the garage.
      - g. The hallway boilers have been inspected & should be working well.
      - h. Doyle Conner has been contacted & the garage floor does not need to be resealed at this time.
      - i. The Emergency lights in the garage have been replaced – all house emergency lights are functioning as desired.
      - j. Leaves on the roof have been removed & the light over the exit garage door replaced.
      - k. The front door lock which was sticking has been repaired by a locksmith.
    2. Caretaker-Deb Dahley
      - a. Garage floor washing was done. This is the last one planned until spring.
  - B. Welcoming committee- Kay Aune, chair.  
Charles Dettman has moved out of Unit 309- the sale of the unit is expected this week.
  - C. Committee for Decorating – Carol Sabatke, chair.  
The budget for 2016 includes \$300-\$250 for flowers and \$50 for incidentals.  
Our thanks to Deb Dahley and Curley Huber who did most of the work, Deb Dahley and Linda Williamson for snacks and all other residents who joined the party in decorating the lobby today. Very festive!
- VII. Unfinished Business:
  - A. Bldg 15 Work groups- Nothing new to report at this time. The new safety light over the front has brought many good comments from residents and guests.

- B. Shopping carts- David Aries has received the offer of donation of 6-10 used carts from HY Vee when they replace their carts later this month. Tom Lunney will check on getting a truck to pick them up. Old carts will be disposed of.
- C. 2016 budget – has been developed by the Building 15 board and Judy Ohly. Tom Lunney described the practice of dipping into reserves to cover ongoing expenses & how the state is clamping down on the laws preventing this. The 2016 budget was distributed, and specifics discussed- it includes a 3 % increase of each unit's fee. It was moved by Tom Lunney and seconded by Kay Aune to accept the 2016 budget as presented. Motion carried.
- This budget will be taken to the master board tomorrow for review, and then to the Bldg. 15 annual meeting for approval.
- All owners should be thinking of and presenting to the board ideas of things desired in the future. If it isn't in that year's budget – it won't be done!

#### VIII. New Business

- A. Membership to the Bldg. 15 board of directors- to be elected at the annual meeting. Needed: three persons for the class of 2016 (each a 3-year term), and up to 2 more to each complete a 1-year term.
- Qualifications – owner of a unit and agree to meet regularly (monthly).
- We have only two persons on the slate currently running. Additional candidates will be accepted – (notify any board member to be added to the written slate) and at the annual meeting. Please consider running.
- B. Annual meeting- Dec 7 – Owners: if you will be unable to attend, please fill out a proxy and give it to a board member or neighbor who will be attending - so you are represented and your comments are expressed. Proxies were in the November letter and are also available from Kay Aune in Unit 308.
- C. It is very expensive to heat the garage and every time the garage door is raised, much hot air escapes. It is important we conserve the heat in the garage as the winter season approaches. Please use the pedestrian door between the garage doors when possible!
- D. A noisy party disturbed neighbors until about 2 AM –Valhalla's resident policies prohibit disturbing of neighbors by loud noise (including voices and music), and thus make the party room available for rent. This time the offenders and the owner have been sent a letter – this was a first offense. In the future, please call the police if disturbance warrants – this would give documentation for any legal action we could take.
- E. Call for resident concerns- none brought forth.
- The meeting was adjourned at 7:12 PM.

**Last notice:** Untagged bicycles will again be donated to a charity. The bicycle racks are full but many appear abandoned – untagged children's bikes and many adult's, too. Those will be removed, if not tagged. [Tags are available on the bulletin board in the mailroom or from Kay (Unit 308)] All desiring to continue their bikes' storage, please place your last name and unit # on the tag and fasten it on the bicycle before December 1.

The next meeting is the Annual Meeting -Monday December 7 at 7PM in the Party Room of the Valhalla Recreation Building. The new board will meet briefly afterwards.

Respectfully submitted,

Kay Aune, secretary