

Building Fifteen Association  
Minutes of the  
Board of Directors Meeting  
October 19, 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: Paul & Mary Munnis, Mary Farrell, David Aries, Mary Sorum,  
Bobbie Jean Williams and Janet Baggenstoss.
- II. The agenda was approved as with the addition of New Business-C.& D.
- III. President's Report – Jan Bailey.  
Nothing to report- answered questions from the attendees.
- IV. Secretary's Report –. The minutes of the September meeting as distributed was moved approved by Carol Sabatke and seconded by Tom Lunney. The motion passed.
- V. Treasurer's Report- Carol Sabatke presented the September 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 are getting too close to the building- Andre will be trimming. When he is here, he will remove the brush pile our staff is building by the sand shed as they work the property perimeter.
      - b. 47 of the laundry vents have been cleaned- the work will continue as weather permits and staff are available.
      - c. Replacement of wood around the windows on the North side of the building is complete except #100. Janet Baggenstoss will notify maintenance hers needs another coat shellac.
      - d. The contractor for Unit 204 balcony work is arranging with Debbie a schedule to finish the work.
      - e. The new security light to be placed over the front door is here. It will be installed 10/20. The light will be aimed over the steps/patio to improve visibility.
      - f. The hallway water damage on 1<sup>st</sup> floor has been fixed- (well done!)
      - g. The repaired bobcat will be returning to the garage soon now that the oil leak is fixed and the old compactor and dumpster are out of the building.
      - h. The main hallway exhaust fan has been replaced.
      - i. Doyle Conner is being contacted to determine if the garage floor needs sealing- Tom is awaiting his reply.
    2. Caretaker-Deb Dahley
      - a. Garage floor washing is planned for October 26.
      - b. Look for instructions re' Trick-or-Treating on Halloween.
  - B. Welcoming committee- Kay Aune, chair.  
Unit 411 has been sold and Sarah Quincey moved to her new home. - we wish her well. The new owner is Sreclakha Banerjee of Montgomery, Alabama.
  - C. Committee for Decorating – Carol Sabatke, chair. No changes. Linda Williamson has offered to chair the holiday display this year, and will likely need volunteers to assist her.

VII. Unfinished Business:

- A. Bldg 15 Work groups- Safety & Companion Animals – nothing new to report.  
The proposed new policy manual has been e-mailed to the board for review.
- B. Hallway water damage- as above.
- C. 2016 budget – is being worked on by the board.

VIII. New Business

- A. Membership to the Bldg. 15 board of directors- who will be elected at the annual meeting.  
Needed: three persons for the class of 2016 (each a 3-year term), and 1 more to complete a 1-year term of a member unable to fulfill their term.  
Qualifications – owner of a unit and agree to meet regularly (monthly).  
[Valhalla Bylaws: a board member may be removed if they miss 3 consecutive meetings.]
- B. Annual meeting- it is scheduled for Monday December 7 at 7PM in the Party Room of the Recreation Building. If you will be unable to attend, please fill out a proxy [will be in the Nov. letter] to a board member or neighbor who will be attending - so you are represented and any comments are expressed.
- C. Bicycle racks are getting full but many appear abandoned. Those should be removed, but not until an opportunity for the owner to request continued storage has been given.  
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. [Tags will be available on the bulletin board in the mailroom or from Kay Aune (Unit 308)] Untagged bicycles will be donated to a charity in December or as can be arranged.
- D. Items stored in the garage space- inappropriate to Valhalla bylaws and building policy. The board will send a letter requesting removal.
- E. Call for resident concerns- none brought forth.  
The meeting was adjourned at 7:35 PM.

Jan Baggenstoss has been cutting some buckthorn along the driveway. Thanks to her and others who help keep our home & property looking good.

The next meeting is Nov.16, at 6 PM in Unit 106. All owners and residents welcome.

Respectfully submitted,

Kay Aune, secretary