

Valhalla Building 15 Association
Minutes of the Board of Directors Meeting
October 17, 2016

- I. Call to order – 6 PM in Unit 106. Jan Bailey, President, presiding.
Board Present: David Aries, Kay Aune, Jan Bailey, Linda Castiglioni, Tom Lunney & Carol Sabatke.
Board absent: Wayne Jaspersen,
Owners/Residents Present: Ramona Digre & Elaine Mayer
- II. Agenda was accepted as written.
- III. President's Report –
The office is switching to a cheaper phone.
Soon the HOA fees will be payable by credit cards.
Buildings 1-11 have used Kasson Cleaning for their carpet cleaning.
- IV. Secretary's Report- the distributed September 19 minutes were moved approved by Linda Castiglioni and seconded by Carol Sabatke. Motion carried.
- V. Treasurer's Report – Carol Sabatke presented the August online report of the Building 15's financial statements. It was pointed out a new column was added showing the amount in the reserve account is \$ 102,902.95 in addition to \$ 55,360.89 in the checking account.
- VI. Standing Committee Reports
 - A. Building and Grounds Committee – Tom Lunney, Chair,
 1. Northern windows in units 200 & 201 were caulked. The repaired areas will be painted as possible.
 2. Doug Courneya has been asked to trim branches close to the window by Unit 100.
 3. Sargent's bid of \$288 to replace the tree in the patio was accepted.
 4. Caretaker Report -Deb Dahley, Tar was tracked into the building during the parking lot sealing. The unit where the stain lead was charged for cleaning the carpet.
The next garage floor wash is scheduled for October 31- anticipate this will be the last 'til spring.
 - B. Welcoming committee – Kay Aune, chair. New neighbors!
 1. Closing of the sale of Unit 102 is expected at the end of October.
 2. Nicole Adamson is renting unit 205. Welcome!
 - C. Committee for Decorating – Carol Sabatke – Chair. The Holiday decorations committee – volunteers are needed to decorate the lobby. Contact Carol if you're willing to help!
- VII. Unfinished Business:
 - A. Building 15 work group report- Safety committee. The committee will submit 2017 budget numbers for desired lights/cameras in November. A package of increased lights in the parking lot is being offered by RPU.
 - B. Patio bench & 2 chairs made from recycled plastic were purchased by Linda Castiglioni. Thanks.
 - C. Re-seal driveway and parking lot – finally the weather finally cooperated. The sealing and striping is completed, and looks great!
 - D. The office has been notified that the Building 15 board OK's the purchase of a 3rd fob by an owner..
 - E. Bids for caulking the building being sought for next year.
 - F. Landscaping around the driveway sign- Sargent's has been asked for a bid.
 - G. Annual meeting - December 5, at 7 PM in the Recreation Building Party Room.

2 board members will need to be replaced, the budget approved and voting by ballot on three issues taken. Bring your ballot (in the official mailing) [spares available] or send it with your proxy.

VIII. New business

- A. Pavers on the roof over Unit 400. These have been a concern, and the options by the roofer solicited. Jan Bailey and Tom Lunney will meet with the owner to discuss options.
- B. Water softening – Kinetco company report showed improvement, but not sufficient. A valve may be the issue. Will continue to watch.
- C. Resident concerns - none expressed

The meeting adjourned at 7:07 PM.

The next meeting is scheduled for 6 PM on Monday, November 21, 2016 in Unit 106.

All owners and any residents are welcome to attend.

Respectfully submitted,
Kay Aune, Secretary