

Building Fifteen Association  
Minutes of the  
Board of Directors Meeting  
Jan. 18, 2016

- I. Call to order- 6 PM in Unit # 106. Jan Bailey, President, presiding.  
Board Present: David Aries, Kay Aune, Jan Bailey, Linda Castiglione, Wayne Jasperson, Tom Lunney & Carol Sabatke  
Owners/Residents Present: Bobbie Jeanne Williams, Sharee Smeby, Mary Sorum, Mary Farrell, Brandon Brady, Kara Brady and Janet Baggenstoss.
  - II. The agenda was approved.
  - III. President's Report – Jan Bailey had no report from the Master Board as they did not have a business meeting in December.
  - IV. Secretary's Report –. The distributed minutes of the November meeting and the December organizational meeting were moved approved by Tom Lunney and seconded by Carol Sabatke. The motion passed.  
Wayne Jasperson noted an error in the minutes of the annual meeting – VII. C. should read Security Light, not Security Camera. These minutes will be corrected.
  - V. Treasurer's Report- Wayne Jasperson presented the November & December reports, and answered questions about our financial status. The reports 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. December rains created leaking into Unit 201 & seepage into Unit 101. Caulking was done in Unit 201.
        - b. Roof light over the garage - repaired
        - c. Stairway heaters-filters cleaned.
        - d. Replaced the latch on the exterior door into the lobby.
        - e. Emergency lights in the garage and hallways & stairways have been tested.
      2. Caretaker-Deb Dahley is very happy with the new vacuum cleaner. She will be hand sweeping the garage as needed to reduce the sand, so dust will be floating around.
  - Alert- the grates in the garage are meant to transport liquids – NOT SAND. Please, if the sand on the floor is bothersome, use the broom and dust pan or shovel (in the front of the garage) to collect the sand and either place into the garbage cans or throw it outside. Cleaning out that holding tank is expensive.
  - B. Welcoming committee- Kay Aune, chair. No new neighbors have moved in.
  - C. Committee for Decorating – Carol Sabatke, chair.  
Our thanks to Curley Huber, Elaine Mayer and Verleen Bungum for removing and storing the lobby decorations.
- VII. Unfinished Business:
  - A. Bldg 15 Work groups- Nothing new to report.
  - B. Shopping carts- David Aries reported that Hy Vee had to withdraw their offer at this time. Another possibility would cost \$15 / cart. Tom Lunney moved and Linda Castiglione seconded the motion to pay this if they are still available. Passed. Linda offered the use of her truck if arrangements can be made.
  - C. Bicycle tags- Two nice adult bikes and three cute children's bikes remain untagged in the North rack. When arrangements can be made, the untagged bike will have their chains

cut and be donated. Notify Kay Aune in #308 if you need a tag.

#### VIII. New Business

- A. North end Exterior wall - water leak and window frosting up in Unit 200. This is a "normal event" due to the temperature change –indoors/outside. Some ways to limit it: decrease the humidity, leave curtains open in the daytime and leave a fan on. It is important to keep moisture wiped up to prevent dry rot.
- B. Noise disturbance – Unit 201. A late party was reported – reminder to all that the recreation building is available for a small fee so that neighbors do not have to deal with noise during typical sleep hours.
- C. Garage Furnace- The 1979 furnace was cracked and had to be shut down. A replacement is on order for \$2, 300. By e-mail, the board voted this expense.  
It is very expensive to heat the garage and every time the garage door is raised to allow a car to enter/leave, much hot air escapes. It is important we conserve the heat in the garage and thus save money.  
Please use the pedestrian door between the garage doors whenever possible!
- D. Possible fine for leaving items on floor of garage. Tabled
- E. New directory box @ entry of lobby has been suggested to enable ease of updating the information. Carol Sabatke moved and David Aries seconded the motion to purchase the box. Passed.
- F. Request for a light on East side of building-North of the electrical box to better illuminate the sidewalk there. The idea was discussed and will be further explored in the spring, In the meantime, walking inside the building may be a better option.
- G. Call for resident concerns-  
Noisy units – flooring rules being broken.  
1<sup>st</sup> floor Pneumatic door closer broken again (has been repaired-again). What else can be done to alert visitors, delivery and moving persons to not force the door closed?  
Please don't run in the stairways.

The meeting was adjourned at 7: 15 PM.

The next meeting is scheduled for 6 PM Monday February 15 in Unit 106.

Respectfully submitted,

Kay Aune, secretary