

Valhalla Building 15 Association
Minutes of the Board of Directors Meeting
November 19, 2018

- I. **Call to order – 6 PM in Unit 106.** Linda Castiglioni President presiding .2018 Board: Kay Aune, Jan Bailey, Wayne Jasperson, Carol Sabatke., Jill Bailey, Ramona Digre , David Aries
Owners present: Bobbie Jeanne Williams, Mary Sorem,
- II. **Approval of Agenda.** A motion was made and seconded to approve agenda as written. Motion carried.
- III. **President’s Report**-See Master Board Minutes on Valhalla Website. October 2018 Master Board Minutes.

Next Building 15 - Meeting is the Annual Meeting December 3, 2018. All owners are encouraged to attend. Owners are encouraged to join the Building 15 Board of Directors.
- IV. **Secretary’s Report**– Approval of October 2018 Minutes. A motion was made and seconded to approve minutes as written. Motion carried.
- V. **Treasurer’s Report** - Wayne Jasperson.-\$59,000 in checking, \$69,000 in reserve account for a total of \$128,000 As of today’s meeting, there is approximately \$14,000 outstanding in special assessments.
- VI. **Standing Committee Reports**
Building & Grounds Committee – Building 15 David Aries, Mary Munnis, Judy Ohly, Linda Castiglioni and Jill Bailey
 - A. Preventative Maintenance Schedule for the Building – presented.
 - B. Overhead Door Replacement-Doors were ordered (lighter tan colored – same color as top of building). ETA for installation – December 2018
 - C. Security Cameras –will be installed first quarter of 2019. Cost approximately \$9500.
 - D. Pipes in Garage-replacement cost approximately \$11,000. These are pipes that have not been previously replaced.
 - E. New Company hired for 2019 for Grounds/Mowing
 - F. Yellow railing where Bobcat was parked will be removed by maintenance staff. Bobcat will be kept in Maintenance Shop for this winter. A block heater was installed in Bobcat. If block heater does not work, then Bobcat will return to Building 15’s heated garage.
 - G. Front glass door has been fixed.
 - H. 2019 Projects: Cameras in garage, exterior building & entrances. Exterior lighting assessment, interior hallway painting. Building & Grounds recommends consulting a commercial designer to obtain ideas for painting colors, carpet, decorations, etc to modernize the interior & exterior decor of Building 15.
 - I. Committee recommends moving smoking area away from front door area as it is currently not 30 feet from the building and the smoking area is the first thing visitors see when they enter Building 15.
 - J. Request for window replacement in owner’s unit. Discussion regarding what is considered “common areas” and “limited common areas”. Window replacements on side units will be reviewed as a larger project. No decision made to replace owner’s window. Building window replacements would require a special assessment.
- K. A motion was made and seconded to approve Building & Grounds recommendations of replacing garage pipes, installing security cameras per drawings, moving smoking area further away from front entrance, and lighter colored (tan) garage doors. Motion carried.

Decorating Committee: Carol Sabtke reported. Special thank you to Judy Ohly, Ramona Digre, Ann Jasperson and Curly Huber for helping with holiday decorations.

Welcoming Committee: Kay Aune-new owners in 204 and 207. Unit 315 for sale.

Caretaker Report: Shopping carts in garage were found by wheelchair designated area. Please return shopping carts in designated areas for shopping carts. Thank you!

Unfinished Business: Unit 400 Roof Decking needs to be replaced – Building & Grounds committee will be obtaining bids in spring of 2019

VIII. New Business

- A. Budget approval for upcoming annual meeting. Budget reviewed for Building 15, discussion followed. A motion was made and seconded to approve Building 15's 2019 budget as presented. Next budget approval will be at Annual Meeting in December 2018.
- B. Spectrum Cable/Internet Services new agreement goes into effect January 2, 2019. Both services will be paid through monthly HOA dues. Owners please contact Charter/Spectrum for equipment included in new agreement.

Minutes respectfully submitted: Jill Bailey, Secretary