

## Building 15 meeting minutes

October 19, 2020

Jan called the meeting to order at 6:00 p.m. Jan and Carole K were on Zoom. Wayne, Pam, David, Jill, Linda, Kevin, Kay, and Carol were in the party room.

Agenda was approved as written.

Secretary's report – there was a motion made and seconded to accept as written. Motion carried.

Treasurer's report – There is \$66,240.12 in checking and \$130,328.34 in Reserves for a total balance of \$198,627.68. All special assessments and HOA fees are up to date. Of the 60 units for building 15; 34 units have paid their 2020 special assessment in full; and 26 units have one remaining payment due in December 2020. Thank you!

Please note: Owners who are replacing their water heaters may work through Valhalla's maintenance department to coordinate the purchase and installation. Owners are responsible for the costs of the water heaters, associated supplies, and the professional plumber charges. All water heaters require a drain pan under them. It is recommended all water heaters have a water alarm on the floor, as well. In addition, the City of Rochester Building & Safety Department must inspect all water heaters after installation. The professional plumber is required to pull the permit (about \$25) and schedule the inspection.

Building and grounds committee recommended the building has a professional land survey completed for building 15 to mark the perimeters of building 15's property. Knowing the property perimeter marks will ensure the exterior grounds are maintained. For example, trees within the property lines and invasive plant species within the property lines. The land survey will cost \$1200. A motion was made and seconded to proceed with the land survey. After much discussion, motion carried.

Maintenance repaired some of the blacktop cracks in the parking lot. Full parking lot seal coating will be completed in the spring/summer of 2021.

There have been several reported incidents of unauthorized cars and non-resident individuals "hanging out" in building 15's parking lot. If you see something, please immediately call the non-emergency phone number of the Rochester Police Department 507-328-6800.

The Building & Grounds committee recommends building 15 have their own parking sticker, guest parking passes and a new towing policy. This committee recommends new signs for the parking lot to state "2100 residents only." In addition, this committee recommends building 15 have a different colored parking sticker for residents of building 15. Lastly, committee recommends each unit has two laminated guest parking passes; owner's guests may place these laminated passes on the front dashboard of their car. This will ensure only authorized vehicles are parked in the open lot of building 15. A motion was made and seconded to approve these recommendations. Motion carried.

Reminder, all vehicles parked in the garage must have a Valhalla parking sticker on their driver's side window and have current license plates.

The security camera for the lobby is still on backorder. The board has requested the company send a substitute camera for the interim.

New Residents: There are new residents in Unit 407. New residents will be moving in Unit 104 soon.

Caretaker – Garage cleaning was postponed due to the weather forecast and will be rescheduled for next week.

Please ensure all garbage is in a plastic bag and securely tied before it is thrown down the chute. Apparently, there has been some garbage that was not properly bagged, and it spilled onto the floor in the trash room. Our caretaker spent extra time cleaning up the spilled garbage. Thank you.

New business – The annual meeting will be changed to either January or February 2021.

There was discussion concerning garbage disposals. Valhalla maintenance will remove garbage disposals and Owners will be billed for the new plumbing parts required to remove the old garbage disposal. (Approximately, \$20-30).

The board discussed Unit 400's rooftop balcony.

Advance Disposal is supposed to be cleaning the garbage containers; however, it appears this has not been occurring. The board will ask Valhalla maintenance to follow up with Advance Disposal to ensure the trash containers are cleaned on a routine basis.

Jan called for adjournment to the meeting at 7:30.

Submitted by Pam Burton, secretary