

**VALHALLA ASSOCIATION 15 - BOARD OF DIRECTORS**  
**MINUTES – July 18, 2022 – 6 PM Valhalla Party Room**

**Welcome Directors & Guests:** Christina Block, President. Meeting called to order at 5:57 PM. Welcome members and guests.

**Approval of Agenda:** Christina Block, President. Addition: Discuss improving the audio equipment in Valhalla's Party Room. A motion was made and seconded to approve the agenda with one addition. Motion carried.

**Officer's Reports:**

- Secretary's Report: Approval of Minutes June 20, 2022 - Linda Castiglioni. A motion was made and seconded to approve minutes as written. Motion carried.
- President's Report: Christina Block
  - **FYI:** New Corner Protectors – Elevator Door Jambs – Metal
    - Corner protectors steel corner guards for the elevator's door jambs approved by President Christina Block at Building & Grounds Committee on June 11, 2022. Corner guards were ordered after the meeting; \$713.62. Maintenance will install corner guards. No ETA for arrival.
  - Valhalla Association 15 New Governing Documents status. The Valhalla Association 15's New Governing Documents will be implemented as written and approved by the Owners and 1<sup>st</sup> Mortgage Companies of Valhalla Association 15. This includes filing the New Governing Documents with the State of Minnesota and Olmsted County in Rochester MN.
- Treasurer's Report: Christina Block, ad interim Treasurer. Year to date the building is under budget overall.
  - Unit 200 past due account \$1,434; late fees \$35/mo will be assessed as appropriate
  - Unit 300 past due account \$2,440; late fees \$35/mo will be assessed as appropriate
  - Total cash = \$357,679; as of 7/15/2022
    - Reserve monies for Capital Projects only = \$138,708 (Interior Project will be paid out of Reserve/Capital Funds.)
    - Operating monies for Daily Operations = \$218,971
  - Special Assessments for Capital Projects - paid to date = \$ 53,540; Four owners (Units 200, 300, 309, 411) are delinquent with paying the 1<sup>st</sup> installment by June 30<sup>th</sup>, 2022. Late fees \$35/mo will be assessed as appropriate.
- Vice President's Report: Jill Bailey.
  - New garbage service for the building. Please dispose of recyclables and garbage as appropriate. Please see communication for what is allowed in each garbage receptable. Thank you.
  - New Residents are given orientation documents and resources to call if they have questions.

**Master Board Representative's Report:** Pam Burton, Master Board Representative. Majority of the buildings have implemented their new Governing Documents. Garbage Contractor changed on July 1, 2022. New Pool chairs have been ordered.

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**Building & Grounds Report:** Linda Castiglioni, Chair

- Building & Grounds requests. All requests must be submitted to a member of the committee prior to the meeting. Guests are welcome to attend and may speak at the Open Comment Section.
- Minutes from Building & Grounds meeting on July 11, 2022. Published
- Highlights of Building & Grounds Meeting:
  - Prioritization of Projects.
    - For **2022-2023** the focus will be to **complete the interior project**. All other projects will be paused until further notice. The interior project has been on pause for 4+ years (2018-2021) because of other competing building projects that were a higher priority to the Owners.
    - Multiple Carpet samples (40+) have arrived directly from carpet manufacturers (Mohawk, Shaw, Patcraft, Tarkett, etc from Dalton GA. Discussions about potential carpet solutions will continue directly with carpet manufacturers.
    - Carpet samples are from the “Hospitality” category and are used in hotels. The “Hospitality” category of carpet is made for high traffic and high abuse environments. Multiple previous discussions with Rochester local carpet companies did not result in “Hospitality” carpet category potential solutions.
    - Jill Bailey, Pam Burton, and Linda Castiglioni reviewed multiple carpet samples on Saturday July 16th. Around 14 carpet samples were selected for further review and discussion with manufacturers. This is in the Research Phase.
    - Security Cameras strategy and purchases for common areas (entrances and parking garage) and entire parking lot. Safety measure.
      - Discussed purchasing a security camera system to replace the current system and future needs of exterior cameras that cover the entire parking lot. It was decided to look for a camera system that would replace the current system and meet the future needs of the parking lot coverage. This project is in the research phase.
    - **FYI:** New Corner Protectors – Elevator Door Jambs – Brushed Stainless Steel Metal
      - Corner protectors stainless steel corner guards for the elevator’s door jambs were presented at the Building & Grounds Committee on July 11, 2022. The purchase was approved by President Christina Block at this Building & Grounds Committee. Corner guards were ordered after the meeting; \$713.62. Maintenance will install corner guards. No ETA for arrival.
    - **Action Item: Proposal** for Driveway and “No Parking Area” paint. Dan Bredesen. Dan received a quote of \$429.28 to do a double stripe down the driveway and an additional \$109.82 to mark the area between the garage doors a “NO PARKING” area (like the existing “NO PARKING” area in the front of the building). A motion was made and seconded to not paint a double center line on the driveway and the “No Parking” area. Discussion followed and multiple solutions were discussed. Motion carried. Yea: Christina Block, Karla Dison, Pam Burton, Kay Aune, Ed Proseer, Deb Dahley, Kevin Castiglioni, Linda Castiglioni. Nay: Jill Bailey, Carol Sabatke .

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• **Notification Items:**

- RAMB Committee – June 9, 2022
  - National Night Out – Tuesday August 2, 2022, 5 PM to 8 PM. Party Room gathering. Pizza and desserts provided by Valhalla HOA. All Residents are welcome to attend. Meet your neighbors.
  - Parking Lot Contractor quality issues continues. Valhalla Management addressing.
  - Flowers/Beautification Club. Butterfly Garden - completed
  - 10 New Pool Chairs expected week of July 18, 2022.
  - Signs for Parking Lot. RAMB committee is asking for Building 15's recommendations for consistent signage throughout the Valhalla Condominium Community. Jill Bailey is researching this for Building 15 and Valhalla complex.

**Caretaker's Report:** Deb Dahley/Dan Bredesen

- Garage Floor cleaning is complete. Routine maintenance.
- July 20, 2022, Wednesday – cleaning the drains in garage scheduled. Routine maintenance.
- FYI - Flammable waste tank in garage will be pumped out. Routine maintenance.

**Welcoming Committee:** Kay Aune/Jill Bailey

- Unit 302 – Charles & Ruth Krueger. New Owners. Welcome to the building!

**Other Unfinished Business:**

- Fence Encroachment. Attorney sent letter to homeowners. Homeowners hired an attorney and are getting their own land surveyed for property lines. Homeowners do not want to move their retaining wall or fence that is on Valhalla 15 Association's property. Pending – Chris Robson.

**New Business**

- Party Room audio equipment. Ed Prosser and Chris Robson will research potential speaker equipment. This is a Valhalla complex issue.
- Concrete Stairs from Building 15 to rest of complex - discussed. Refer to RAMB for review. This is a Valhalla complex issue.

**See Something...Say Something – Directors & Guests**

- Parking lot with an unknown vehicle and individual were parked in Building 15's parking lot for appropriately 6 hours- during daylight hours. Several Owners/Residents saw the vehicle and individual. The vehicle and individual were not a resident, or guest of a resident. Several Owners/Residents did not call the Rochester Police. Owners/Residents are encouraged to call the Rochester Police's non-emergency line. If Owners/Residents are not comfortable with calling the police directly, they should call the Valhalla office and the office will call the non-emergency Rochester Police line. Thank you for keeping our property secure. It is everyone's responsibility to keep our property secure and safe.
- If you "***See Something.....Say Something.....***"

- **Open Comment/Feedback:** Guests & Directors. None

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A motion was made and seconded to adjourn the meeting at 7:04 PM. Motion carried.

	<b>X = Present</b>		<b>V = Present Video</b>		<b>A = Absent</b>		
X	Kay Aune	X	Deb Dahley				
X	Jill Bailey, Vice President	X	Karla Dison	X	Guest: Cynda Tsicher – APT 407		Guest:
X	Christina Block, President	A	Wayne Jaspersen, Treasurer (on leave of absence)	X	Guest: Danette Anderson – APT 111		Guest:
X	Pam Burton, Master Board Representative	X	Ed Prosser	X	Guest: Kerry Castiglioni – 104, 105, 206, 209, 211, 306, 307, 405		Guest:
X	Kevin Castiglioni	V	Carol Sabatke		Guest:		Guest:
X	Linda Castiglioni, Secretary; Building & Grounds - Chair	X	Guest:	X	Chris Robson General Manager Valhalla Assoc	X	Dan Bredesen Supervisor Maintenance Valhalla Assoc

*Minutes Respectfully submitted: Linda Castiglioni, Secretary*