

Valhalla Building 15 Association
Minutes of the Board of Directors Meeting
July 16, 2018

- I. **Call to order – 6 PM in Unit 106.** Linda Castiglioni, President, presiding. 2018 Board: Kay Aune, Jan Bailey, Linda Castiglioni, Wayne Jasperson, Ramona Digre, Jill Bailey Absent: David Aries and Carol Sabatke.
Owners present: Mary Sorum, Curley Huber, Sara King, Rafael/Vicky Herr, Deborah Hoffman
Residents present: Dale Kukla
- II. **Approval of Agenda.** A motion was made and seconded to approve agenda with additions. Motion carried.
- III. **President’s Report.**
Link to June 2018 Master Board minutes.
[http://www.valhallacondos.com/editor_upload/File/MB%20June%202018%20laundry%20packets%20\(002\).pdf](http://www.valhallacondos.com/editor_upload/File/MB%20June%202018%20laundry%20packets%20(002).pdf)
Link to list of Master Board Directors and minutes from prior meetings:
<http://www.valhallacondos.com/info.php?pnun=11>
- IV. **Secretary’s Report**– A motion was made and seconded to waive the reading of the minutes and approve as written. Motion carried.
- V. **Treasurer’s Report** - Wayne Jasperson reporting. ~\$86K in checking account; ~\$248K in reserve account; Total monies ~\$334K in both accounts. Caulking and Window replacement contractors have not been paid in full. Total of ~\$252K is due to both contractors. Contractors will not be paid in full until work is completed, per the contract. 2018 Special Assessment: there is ~\$33K outstanding. There are still two more payments due (September 2018 and December 2018). One unit is delinquent with June special assessment payment. All other units are up to date on the payment schedule. Thank you to everyone who’s paid their assessments on-time!
- VI. **Standing Committee Reports**
Building & Grounds Committee – Building 15: David Aries, Mary Munnis, Judy Ohly, Jill Bailey, Linda Castiglioni and Dan Bredsen Maintenance Supervisor. *July 10, 2018 Meeting minutes attached. Next meeting August 14, 2018* in Party Room at 4:30 PM. All are welcome to attend. Lawn, trees and scrub maintenance will be discussed at Master Board Building & Grounds committee.
Decorating Committee-Carol Sabatke-No report.
Welcoming Committee-Kay Aune-Unit 107 Bonnie Barnett & Max Menning Unit 411 Bernna Lao + 3 children; Unit 410 Martin Friederichs, Unit 307-new renters moving in August 1.
Caretaker Report-Deb Dahley-Request to have one standard small sized Garbage Container next to Recycling Containers. Valhalla Office to request one container from Advanced Disposal. This garbage container is to be used for those items that are too large to send down the garbage shoot. Construction debris is not allowed to be disposed of in Valhalla’s garbage bins. Thank you.
Unfinished Business
 - Valhalla Complex - Neighborhood National Night Out is **Tuesday August 7th**!
 - Volunteers are needed, who would like to organize and run a *Building 15 Night Out – Meet your neighbors*, please contact one of the board members.
- VIII. **New Business**
A. Deborah Hoffman Unit 204. Presented case for damages to exterior patio carpet and vehicle paint. Ms. Hoffman did not request payment for paint damage from Building 15 HOA. Board closed session: A motion was made and seconded to approve carpet replacement at a cost of \$1380 – Ben Gatzke Construction. Exterior patio space is considered a common element. Motion carried. Vehicle paint damage. Vehicles are considered personal property. Please see Building & Grounds Meeting Minutes attached - *“All personal property in the Owner’s and/or Occupant’s Unit or in any other part of the building or elsewhere on the Property, including motor vehicles, boats, bicycles, etc., shall be at the risk of the Owner and/or Occupant owning such property.”*
B. Dale Kukla Unit 105. Presented noise from other units. Owners have been contacted by Valhalla office. Per the Valhalla General Resident Policies - ARTICLE II - USE OF UNITS. *“Since the residents of a condominium community live in close proximity to one another, it is essential that activities within individual Residential Units reflect a respect for the rights of neighbors to enjoy a peaceful, safe and attractive home.”*
Section 1.10 Loud noises or other activities that disturb Owners and/or Occupants are prohibited, except that remodeling in Units is permitted from 8 a.m. to 8 p.m. weekdays and Saturdays. Violation of the Rochester noise ordinance will result in complaints channeled to the law enforcement center.
Section 2.14 Musical instruments, radios, televisions, tape recorders, CD players or the like shall not be played in a manner that disturbs other residents.

- C. Curley Huber Unit 104. Presented concerns with lawn maintenance, trees, scrubs on east side of building 15. Walk through after meeting. Issues will be presented to Valhalla's Master Board Building & Grounds Committee.
- D. Building Air Conditioning on Roof: Issues with drainage & water damages to units below (413/313/213/113). Valhalla's insurance carrier has been notified and work has begun to repair units' ceilings, walls and flooring. Valhalla maintenance is coordinating with contractors and owners. Building 15 HOA will be responsible for deductible.
- E. Post Meeting - FYI – Contract for Charter Cable – Voting results are pending for the overall Valhalla complex. This vote was to decide whether or not to keep the Charter Cable TV service as an overall complex expense, or move it to an individual expense. This cable TV expense is currently being paid out of our monthly HOA dues (\$40-45/per unit/per month), whether the individual unit uses cable TV or not. If the complex wide vote is to move Charter Cable TV to an individual expense, we would bring this topic to Building 15's Annual Meeting in December 2018, and vote if there would be an adjustment in Building 15's monthly HOA dues because this expense will no longer be paid out of Building 15's monthly HOA dues. Please feel free to contact *Linda Castiglioni President* with questions, cell: 713.459.0289 or email: linda@akiens.org. Thank you.

IV. Adjournment: A motion was made and seconded to adjourn the meeting. No further discussion. Motion carried. The meeting was adjourned at 7:10 p.m.

Respectfully submitted by Jill Bailey, Secretary

NEXT MEETING: AUGUST 20, 2018 in UNIT 106 at 6 PM

These minutes are the unofficial minutes of the July 16, 2018 Board of Directors meeting. The minutes have not been approved and are subject to be amended at the next Board meeting. These minutes are for information only.