

Valhalla Building 15 Association
Minutes of the Board of Directors Meeting
August 21, 2017

I. Call to order – 6 PM in Unit 106. Jan Bailey, President, presiding.

2017 Board: David Aries, Kay Aune, Jan Bailey, Linda Castiglioni (absent), Wayne Jaspersen, Ramona Digre (absent) & Carol Sabatke.

Owners present: Meg Munnis, Sara King, Bobbie Jeanne Williams & Curly Huber.

II. Approval of Agenda. No additions requested.

III. President's Report

A. Master Board updates –July 2017 meeting

a. Executive Committee (now hears all smoking violations)

- Owner fined for smoking violation.
- Land adjacent to Valhalla Bldg 15 driveway which has had unpaid taxes for many years is available for purchase at auction. Proposal reviewed, and permission to purchase given to management.
- The committee discussed Building and Grounds Committee proposal for making all of Valhalla common property smoke-free. Proposal returned to B&G committee for formation of a draft policy.

b. Manger's Report: Master Board has approved the following changes in monthly HOA process. Owners may process monthly HOA fees via: ACH, _____PropertyWare (e-check & credit/debit card), cash, manual check, or bill pay through owner's bank. Owner's choice.

IV. Secretary's Report – A motion that the July 2017 minutes be accepted as written was made and seconded. Motion carried.

V. Treasurer's Report - Wayne Jaspersen. One unit in Bldg 15 HOA fee is 30 days delinquent- other accounts are up to date. Due to trash hauling changes, we are saving about \$900 / month from our budgeted expenditures. We have about \$71K in checking and \$148K in reserves.

VI. Standing Committee Reports

A. Caretaker Report – Kay Aune reported for Caretaker. Garage floor will be cleaned in August 28,2017- Deb will post times cars need to vacate. The trash hauler will look for a garbage container with a drain to make washing more convenient. In the meantime, the hauler will periodically take one and have it cleaned. A different chemical will be used to reduce the odor.

B. Building and Grounds – Carol Sabatke. Maintenance has not reported any major issues in Building 15 this past month. Concerns re' hallway cooling- only maintenance can access the thermostat. Concerns have been reported.

C. Welcoming committee – Kay Aune. No new residents this month. Alan and Sharee Smeby in Unit 100 will be moving out in September- we wish them well in their new home. We are saddened by the death of Irene Hanson in Unit 301.

D. Decorating Committee – Carol Sabatke. Nothing to report.

VII. Unfinished Business:

- A. Caulking exterior building & Windows on North & South sides –A special meeting will be set to discuss these capital improvements on August 29 at 7 PM in Unit 106.
- B. 2100 Valkyrie Sign landscaping bids – Wayne Jaspersen. Maintenance will be asked to power wash the sign. A meeting with Doug Courneya, 3 board members, and the landscaping contractor to discuss options was held and the resulting bid by Sargent’s of \$1,810.71. for plantings was made. It was moved and seconded to accept the bid. Motion carried.
- C. Garbage odors coming from dumpsters in garage- NO TRASH (GARBAGE) IS TO BE PLACED INTO THE DUMPSTERS IN THE GARAGE. THEY ARE TO BE USED FOR CLEANED, RECYCLEABLE MATERIAL ONLY. NOTHING IN PLASTIC BAGS (they don’t recycle so they haulers will not take anything in bags) – ALL LOOSE MATERIALS.
- D. Lawn maintenance changes – no report from the meeting with Building & Grounds.
- E. The parking lot issues have been reported to the Valhalla office & letters sent.

VIII. New business

- F. New business- Concerns re’ personal loans as it applies to potential buyers/sellers was discussed
- G. Resident concerns- none expressed

Motion to adjourn meeting and seconded @ 7:07. Motion carried.

The next regular meeting will be September 18 at 6PM in Unit 106

Respectfully submitted, Kay Aune, Secretary Pro Tem

Addendum: August 29, 2017 – 7 PM A Special Meeting regarding capital improvements- caulking & window replacement on exterior of Building 15. Bids for each scope of work presented and discussed. Potential need for an assessment depending on choice of vender and timing discussed.

- Caulking bids: \$120K, 165K and 206K;
- Window bids: 136K, 143K, 170K and 111K.

No decisions made. Owners present: 14 owners and 5 board members present.