

Valhalla Building 15 Association  
Minutes of the Board of Directors Meeting  
July 17, 2017

I. Call to order – 6 PM in Unit 106. Jan Bailey, President, presiding. 2017 Board: David Aries, Kay Aune, Jan Bailey, Linda Castiglioni, Wayne Jasperson, Ramona Digre & Carol Sabatke.

Owners present: Jill Bailey, Janice Burg

II. Approval of Agenda. Add under new business: car parked in lot for extended period without tags. Motion to approve and seconded. Motion carried.

III. President's Report

A. Master Board updates – June 2017 meeting

- a. Unit A violation – Smoking violation (third). Owner fined for smoking violation. Unit is renter occupied.
- b. Valhalla complex there are eight accounts with past due accounts. Valhalla Office is following-up with owners with these past due accounts.
- c. Pool and Recreation Building Committee. National Night Out Annual event on Tuesday August 1, 2017. More information will be coming. Plan on attending this annual event to meet your neighbors, try different foods and have some fun.
- d. Executive Committee. Master Board approved proposal for the Executive Committee to hear owner violations and make recommendations to the Master Board. The Master Board will make the final decision regarding violation sanctions.
- e. Manger's Report: Valhalla Office will be setting up PropertyWare to accept e-checks (on-line payments) and Valhalla Management Association will absorb the cost of these transactions \$1.95 per transaction, as a cost of doing business. Effective August 1, 2017, Valhalla Management Association would not accept any NEW ACH accounts processed through Merchants Bank. Currently, there are approximately 275 ACH transactions processed monthly through Merchants Bank. It is recommended these current ACH transactions (Merchants Bank) would transfer to the PropertyWare portal no later than January 1, 2018. Stay tuned for more information.

IV. Secretary's Report – Linda Castiglioni. Correction Building and Grounds. Replace current verbiage with "Maintenance replaced the capacitors." A motion was made and seconded. Motion carried.

V. Treasurer's Report - Wayne Jasperson. No diligences to report. HOA Accounts up to date. \$65K in checking and \$134K in reserves. Discussion followed.

VI. Standing Committee Reports

- A. Caretaker Report – Kay Aune reported for Caretaker. Carpet cleaning complete. Results are satisfactory. Recycling bins cardboard area has a liquid area. Garage floor will not be cleaned in July 2017. Discussion followed. Garage exit four tier metal shelf with various liquids and miscellaneous items. Residents are requested to remove their personal items by August 1, 2017.
- B. Building and Grounds – Carol Sabatke. Maintenance has not reported any issues in Building 15 this past month.
  - a. Water in unit 201, 301 & 401. Maintenance caulked flashing above 301. No reported issues this past month.

- C. Welcoming committee – Kay Aune. Unit 100 pending sale.
- D. Decorating Committee – Carol Sabatke. Thank you to Jill Bailey for plantings along the sidewalk and back steps.

VII. Unfinished Business:

- A. Caulking exterior building – David Aries. Move to separate meeting with windows on North & South sides. Open special meeting on at 6 PM on Thursday August 3, 2017 to discuss the caulking and windows on the north & south sides of the building.
- B. Windows on North & South sides – David Aries. Move to separate meeting with caulking. See A.
- C. 2100 Valkyrie Sign landscaping bids – Wayne Jaspersen. Discussion followed. Plan to meet with landscaping contractor to discuss options.
- D. Garbage odors coming from dumpsters in garage. Maintenance follow-up. Discussion followed regarding cleaning garbage bins.
- E. Lawn maintenance changes - more environmentally friendly. Report from Building & Grounds committee on June 20<sup>th</sup>. Ms. Bailey reported. Discussion followed. Follow-up meeting June 27<sup>th</sup> with Building & Grounds.
- F. Debris in 2100 parking lot. Residents reported nonresidents parked in lot. Non-licensed vehicle in the parking lot. These issues have been reported to the Valhalla office. All vehicles parked in parking lot and garage must be legally licensed to drive on the street.
- G. Cars parked in the garage. Issue corrected. Resolved.
- H. Trees outside Unit 104 (east side). Tree branch close to Unit 400's window. Reported to Valhalla office for landscaping contractor to assess trees and potential solutions.

VIII. New business

- I. New business- Discussed above.
- J. Resident concerns
  - a. Idea on how to increase the reserve fund. Cynda Tischer. Propose a new fee for new owners coming into the Valhalla Community and potential yearly. Discussion followed. Tabled.

Motion to adjourn meeting and seconded. Motion carried.

The meeting was adjourned at 7:17 p.m.

Respectfully submitted, Linda Castiglioni, Secretary

---

**Addendum: July 6, 2017** - Special Meeting regarding caulking & window replacement on exterior of Building 15. Three bids for each scope of work presented and discussed.

- Caulking bids: \$120K, 165K and 206K;
- Window bids: 130K, 171K and 111K.

More special meetings to follow. No decisions made. Owners present: 18 owners present.