

Valhalla Building 15 Association
Agenda of the Board of Directors Meeting
May 15, 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 (absent) & Carol Sabatke.
Owner present: Bobbie Jean Williams, Cindy Wright,
- II. Approval of Agenda. Addition for Unit 201 Water. Motion made and seconded to approve agenda with one addition. Motion carried.
- III. President's Report
 - A. Master Board updates – April 2017 meeting. There was a camera stolen from Valhalla property. Master Board approved the renting of temporary cameras where issues are occurring. Three smoking violations were heard and fines assessed. Building & Grounds committee will approve all planting and removal of trees and shrubs for the entire complex. Buildings are to submit proposals to this committee. All grounds will be considered common area for the entire complex. All expenses will be budgeted as such. Trash disposal is changing the trash containers for all buildings. Building 15 will save monies with new containers. There is a proposal for Century Link for WIFI for the buildings. Master board approved to pilot the WIFI services in Building 8 to test the bandwidth of Century Link.
- IV. Secretary's Report – Linda Castiglioni. Motion made and seconded to approve the April 2017 Board Minutes as written. Motion carried.
- V. Treasurer's Report - Wayne Jasperson. Finance committee approved moving \$15K from checking to reserves for Building 15. Building 15 - Reserves \$134K; Checking \$57K. Trash disposal expenses will change from current \$2180/month to future \$1200/month.
- VI. Standing Committee Reports
 - A. Caretaker Report – Look for posting for garage floor cleaning and common carpet cleaning.
 - B. Building and Grounds – Carol Sabatke.
 - a. Pavers in place for Unit 400 replace. Long term solution will be studied for implementation before summer 2018. Unit 400 owner present and participated in the discussion.
 - b. Water in unit 201 & 301. Maintenance believes the water is coming from above. Unit 201, damages in ceiling and woodwork on the porch area in the Master Bedroom on NW side. David Aries will have a contractor to identify and propose a solution. Followup next month. Owner of 201 present and participated in the discussion.

- c. Water Valves 1st floor scheduled to be changed done Friday June 2nd. Main water will be scheduled to be turned off during hours 8 am to 5 pm.
- d. Driving lane diving line down the driveway. Maintenance will follow up with company that painted the lines in the Fall 2016 to re-perform the work.
- e. Dirt pile by storage shed needs to be removed. Maintenance will coordinate.
- f. Bulbs need to be purchased for common areas for Building 15
- g. Grass will be intentionally being left longer for the overall health of the lawn. Routine lawn mowing will be performed to ensure this longer grass.
- h. Furniture left on the exterior patio. Residents are not to leave unwanted furniture in garage or anywhere around the exterior of the building.
- i. If residents see routine maintenance issues, please contact a member of Building 15 Board or Valhalla Office

C. Welcoming committee – Kay Aune. None

D. Decorating Committee – Carol Sabatke. Thanks to Ann & Wayne Jasperson and Kay Aune for planting flowers on the driveway wall and flower pots on the patio. Please see the “Fairy Garden” on the driveway wall plantings.

- a. 2100 Valkyrie sign at entrance to Building 15. Board requesting a new proposal for what types of plants are the most appropriate for this area. Wayne Jasperson & Carol Sabatke to follow up with Valhalla’s contracted vendor for recommendations.

VII. Unfinished Business:

- A. Caulking exterior building – David Aries is meeting with 3 contractors for caulking the exterior of the building. Proposals range from \$164K to \$100K, thus far. One more bid pending. It is highly probable that a special assessment to pay for a portion of the total cost of this project. A special meeting will be held to discuss the proposed plan for caulking and any applicable special assessment. Please watch for announcement for special meeting.
- B. Three estimates for Window replacements for Building 15 North and Sound end units received. Budget numbers \$111K to \$170K. A special assessment will be necessary to pay for these windows.
- C. Board is considering replacing the windows and caulking the building, at the same time.

VIII. New business

- A. New business- addressed above.
- B. Resident concerns – addressed above.

IX. ADJOURNMENT: A motion was made and seconded to adjourn the meeting. No further discussion. Motion carried. The meeting was adjourned at 7:42 p.m.

Respectfully submitted, Linda Castiglioni, Secretary