

Valhalla Building 15 Association  
Minutes of the Board of Directors Meeting  
October 16, 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 Jasperson, Ramona Digre & Carol Sabatke.

Owners present: Jill Bailey, Mary Sorum, Mary Munnis, Janet Baggenstoss, Sharon Sivertson & son, Courtney Sivertson.

Guests: Tim Meyer- representing Larson siding & Windows. Brian Smith- representing Caulkers co., Inc.

The board agreed to modify the agenda by having presentations from the guests. Each presented their products and answered questions from the board and others present. They left the meeting at 6:45 PM.

II. Approval of Agenda. The prepared agenda was approved with the addition of VIII. B. Garage door

III. President's Report -*Master Board updates –October 2017 meeting*

A. Executive Committee

- Owner fined for smoking violation- fine was found invalid.

B. Manager's Report

- A new office assistant has been hired.

- ACH process is going well. Contact the office if you have questions or need assistance.

C. Wage & Benefits – 2018 salaries approved for Valhalla staff.

D. Pool & Recreation- policy changes approved.

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

V. Treasurer's Report - Wayne Jasperson. The one unit in Bldg 15 HOA fee which was delinquent has been paid- now all accounts are up to date. We have about \$70K in checking and \$147K in reserves.

VI. Standing Committee Reports

A. Caretaker Report – Kay Aune reported for Caretaker. The trash hauler has cleaned the container – *10/16 there is reported a much- improved smell in the area around the chutes.* Halloween pumpkins/instruction will be posted on unit doors on 10/24 so that those wishing to participate can prepare for the Trick or Treaters. Remember to invite your children/grandchildren/etc.- the public is not included.

B. Building and Grounds – Carol Sabatke. Maintenance has not reported any major issues in Building 15 this past month. Concerns have been reported.

C. Welcoming committee – Kay Aune. No new residents this month according to the office. Unit 100 is in transition.

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

VII. Unfinished Business:

A. Safety- East side lights/Cameras-more information to be obtained.

B. Policy manual- Tabled

- C. Capital Improvements- Kay Aune moved and Carol Sabatke seconded the motion that both the replacement of the N & S windows and the caulking of the exterior of our building be undertaken by the end of 2018. Motion carried.
  - 1. Last month we accepted the bid for replacement windows by the Larson company.
  - 2. David Aries moved and Wayne Jasperson seconded the motion that the Caulkers company be awarded the contract for the power washing and silicone caulking of the building for the bid of \$124,200. Unanimously approved.
  - 3. Funding for these improvements will be voted on next month.
- D. 2100 Valkyrie Sign landscaping- has been completed and looks very nice. Thanks to maintenance for its power washing and painting, too. *The mud has been washed off the back.*
- E. Jill Bailey reported on the status of current Valhalla Building & Grounds. She will distribute a survey to gather information. Please respond as instructed. All Shepard's Hooks and unused bird feeders need to be removed from around the building by the owners this month before the ground freezes- please attend to this. If you don't remove your own, any remaining ones will be stored in the garage.
- F. The drawing for the extra parking spaces in the garage has been completed.
- G. The proposed 2018 budget was presented by Wayne Jasperson. David Aires moved that we accept this budget and present it for approval at the annual meeting. Wayne Jasperson seconded the motion, which was approved.
- H. The Annual meeting will be held in December at which time we will need to vote on board members. The terms of two members ends at that meeting (Jan Bailey & Linda Castiglioni). They each may seek re-election. Nominees will be accepted from the floor at that meeting, but also a ballot will be presented. A sheet will be posted on the bulletin board for persons to sign who are interested in having their name on the ballot. We can have up to 11 persons on the board.

#### VIII. New business

- A. Resident concerns- The hard water is improved but has not been satisfactorily softened by the previous work. *Matt and the softening company will be informed to continue their work to get it softer.*
- B. Garage door – the rule says only one car can enter with one door opening. This is to prevent unauthorized individuals from entering the garage. Unless you recognize them (& they have a legal parking sticker) stop and prevent a following car from entering behind you. Remember, maintaining a secure building depends on each of us.

Motion to adjourn meeting was made and seconded @ 8 PM.

The next regular meeting will be November 20 at 6PM in Unit 106

Respectfully submitted, Kay Aune, Temporary Secretary

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