

Valhalla Building 15 Association
Minutes of the Board of Directors Meeting
September 18, 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 Jaspersen, Ramona Digre & Carol Sabatke.
Owners present: Mary Munnis, Sharon Sivertson, Jill Bailey, Sara King
- II. Approval of Agenda. Motion made and seconded to approve Agenda with the following additions.
- Proposed changing time of monthly meeting from 6 PM to 7 PM. Discussed. Decision to keep meeting at 6 PM.
 - Lottery drawing of extra garage spaces owned by Building 15. No written procedure on priority of status of resident owner, non-resident owner and renters. Drawing procedure will remain the same for 2017, as in previous years. Building 15 will consider adopting a similar policy as other buildings have regarding extra garage parking spaces available for rent. More to come. Note: These extra garage spaces (owned by Building 15) are separate from Owners who want to rent out their individual assigned garage space to other owners. These rental transactions are between individual owners.
 - Railings in front of the building. Some railings are painted black and some remain the rustic color. Sabatke will check with office on the status of painting the remaining railings.
- III. President's Report
- Master Board updates – August 2017 meeting.*
- A. Executive Committee – violation hearing with fine imposed.
 - B. Manager's Report – Options to pay monthly HOA payments are expanded. New parking sticker is required by October 1, 2017. Residents should pick up a new parking sticker in office, if they have not already done so.
- IV. Secretary's Report – August 2017 Minutes. Motion made and seconded to approve minutes as written. Motion carried.
- V. Treasurer's Report - Wayne Jaspersen reported. Dollars in accounts: >\$68K in checking; >\$148K in reserves. One diligent account in Building 15 – office following up with the owner.
- VI. Standing Committee Reports
- A. Caretaker Report –Kay Aune reporting.
 - a. Halloween Treat & Tricking in Building 15 on October 31st. As in years past, residents will need to put a pumpkin (provided) on their door from 5:30PM-7 PM on October 31st. Pumpkins will be available to residents.
 - b. Caretaker requesting two new hoses for inside garage use for 2018. Motion was made and seconded to approve the purchase two new hoses. Discussion followed. Motion carried.
 - c. Caretaker requesting feedback if garbage unpleasant odors in garage have increased/decreased/same? Feedback: unpleasant odors continue.
 - d. Committee determined no garage floor washing required in October 2017.
 - e. Household chemicals from previous owners are in garage, a group of owners will take these to chemicals to recycling center.
 - B. Building and Grounds – Carol Sabatke. No report.
 - C. Welcoming committee – Kay Aune. No new residents. Unit 100 has been sold.
 - D. Decorating Committee – Carol Sabatke. No report.

VII. Unfinished Business:

- A. Safety- E. side lights, security cameras – David Aries. Security cameras were approved in Annual Meeting in December 2017. Office to get quote for all entrance area cameras (Wayne Japerson to followup with office). Security lights – to be discussed in budget meeting for 2018.
- B. Policy manual- verify distribution – Valhalla Website & hard copies. Linda Castiglioni – to ensure the office updates the website and office to distribute to owners.
- C. Bids for caulking building – David Aries – to add another bidder and clarify bids for caulking. Projected project for 2018.
- D. Bids for north & south building windows – David Aries – Bids for windows Larson Siding & Windows, Ryan Windows & Siding bids reviewed. Motion made and seconded to proceed with contract negotiations with Larson Siding’s bid for triple pane windows \$138,500 for the North and South sides of the building. Motion carried. Final approval to proceed with contract is contingent upon approval of the final contract.
- E. Landscaping around the driveway sign – Carol Sabatke & Wayne Jaspersen. Approved in August 2017. Landscaping to be completed in October 2017. Sign painted on front only. Backside needs to be painted. Numbers will be painted black. Sabtke to follow up with maintenance.
- F. Lawn maintenance changes - Jill Bailey is working with office to assess lawn maintenance contract. Building & Grounds will make the final determination of contract.

VIII. New Business

- A. One owner has a handicap van and has switched parking spaces with another owner. This is a personal transaction between owners. The board does not get involved with these types of transactions between individual owners. As previously stated above, there are two additional spaces in the garage that up for lottery draw to rent in October.
- B. Board election in December-End of term for Bailey & Castiglioni. Up to 12 board members may be elected.
- C. Committee will begin work on 2018 budget after overall complex budget numbers are received from office. Pending.
- D. Report of 3 AM visitor parked in parking lot. Resolved.
- E. 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 8:22 PM.

Next scheduled meeting date: **October 16, 2017**

Minutes respectfully submitted, Linda Castiglioni Secretary