

Valhalla Building 15 Association
Minutes of the Board of Directors Meeting
February 19, 2018

I. Call to order – 6 PM in Unit 106. Linda Castiglioni, President, presiding. 2018 Board: David Aries, Kay Aune, Jan Bailey, Linda Castiglioni, Wayne Jasperson, Ramona Digre, Jill Bailey & Carol Sabatke.

Owners present: Judy Ohly

II. Approval of Agenda. Motion was made and seconded to approve agenda. Motion carried.

III. President's Report

1. Master Board Updates – highlights from January 2018 meeting. Reviewed master board minutes. See Valhalla's website for full written minutes.
http://www.valhallacondos.com/editor_upload/File/Valhalla_Master%20Board%20Minutes%20January%202018.pdf
 - a. 2018 Master Board Officers: Brian Kroeger– President, Mike Fenske Vice President, Judy Ohly Treasurer and Linda Castiglioni Secretary.
 - b. January 2018 Delinquency Report – Valhalla overall. Valhalla's total for all HOAs Reserve accounts was approximately \$914K on 12/31/2017. Valhalla's total for all HOAs Reserve and Checking accounts was approximately 1.3M on 12/31/2017.
 - c. There is a new “free” fitness class for all Valhalla residents. “Valhalla Fit” is at 1 PM on Mondays, Wednesdays and Fridays in the Valhalla Party Room.
 - d. Two owner violations; one smoking and one animal. Fines assessed to owners.
 - e. All annual meetings are completed and budgets are loaded into system. All directors have been sent letters with on-line access to financial records for their perspective buildings.
 - f. Committee assignments. Anyone interested in the following committees, please contact the Valhalla Office for openings.
 1. Building & Grounds Committee: 2018 membership same as 2017, plus one addition.
 2. Executive Committee: Master Board President, Vice President, Treasurer, Secretary and General Manager. (closed membership)
 3. Finance Committee: 2018 membership same as 2017
 4. Long Range Planning Committee: Long Range Plan approved May 2016. Committee will review plan, make recommendations for updates and present to Master Board for approval. Long Range Plan should be reviewed every two years. 2018 Membership: Kathy Schwartz, Jill Bailey, Brian Kroeger, Judy Ohly (Chair), Mike Fenske, Linda Castiglioni and Stacy Hrtanek.
 5. Pool & Recreation Building Committee: 2018 membership same as 2017
 6. Wage & Benefits Committee: 2018 membership same as 2017
 - g. Ad hoc Landlord Policy Committee: This committee will create policies for owners who want to rent their units. Mike Chaffee (Chair), Linda Castiglioni, Lou Ohly, Stacy Hrtanek
 - h. New Owners and Renters are required to go to the Valhalla Office to receive their orientation package, keys, pool fobs, Valhalla Resident Policies, etc.
 - i. Owners may submit maintenance requests on-line. Confirmation of request is sent via email.
2. Resident Policies – Valhalla and Building 15. Reviewed resident policies on vendors doing work for owners. Expectations of security of building and being respectful of other owners' property.
3. Neighborly Respectfulness. Please be kind and patient with your neighbors. We live in a beautiful building and community. Kindness, understanding and forgiveness make a warm and inviting environment for everyone.

4. Safety Issues with Grocery Carts in hallways. Please ensure all carts are returned to the garage within 30 minutes and carts are not left in the hallways. Carts in the hallway is a Fire safety hazard and it is imperative hallways are clear of all items, at all times. If you see a cart in the hallway, please take it down to the garage, whether it is your cart or not. Thank you.
- IV. Secretary's Report – Approval of January 2018 Minutes. A motion was made and seconded with a few corrections to the January minutes. Motion carried.
 - V. Treasurer's Report - Wayne Jasperson. Carol Sabatke reporting. Building finances are what is expected thus far for calendar year. No concerns. The first installment payment for the Special Assessment is due March 31, 2018. Normal late Fees will apply if the installment payment is not paid within 10 days of the due date. This special assessment is in addition to the monthly dues.
 - VI. Standing Committee Reports
 - A. Caretaker Report –Kay Aune reporting. No report.
 - B. Building and Grounds – Carol Sabatke & Dave Aries. Owners are encouraged to join this committee. Please contact any board member or Valhalla's office.
 - C. Welcoming committee – Kay Aune. No report.
 - D. Decorating Committee – Carol Sabatke. No report.
 - VII. Unfinished Business:
 - A. Safety- E. side lights, security cameras – Estimate on cameras \$4800; will discuss at next meeting.
 - B. Bids for caulking building – David Aries. Contractor to begin work within next two months, depending upon weather.
 - C. Bids for north & south building windows – David Aries. Contractor to begin work in spring/summer depending upon weather.
 - D. Building & Grounds Committee – Building 15 - Lawn maintenance - Jill Bailey. Valhalla's Building & Grounds committee to meet this week.
 - VIII. New Business
 - A. Invoices. Concerns were raised regarding owner expenses and timeliness of payments to Building 15 HOA for services and/or equipment requested by owners. Valhalla office to clarify payment process.
 - B. Housekeeping. Concerns were raised regarding cleanliness of hallways, especially in back stairwell areas.
 - C. Form a committee for further capital improvements. Pending committee structure. Owners are welcome to join any committee. Please contact any board member or Valhalla Office.
 - D. Resident concerns. none
 - E. New Non-Smoking Policy is now effective. Smoking is no longer allowed in individual owner's units. Residents & owners may smoke 30 feet from the perimeter of the building. Please notify General Manager - Valhalla office for non-compliance.

Next regular monthly meeting – March 19, 2018

Minutes respectfully submitted –Linda Castiglioni for Jill Bailey Secretary