

MINUTES

VALHALLA BUILDING 15

Board meeting

August 17, 2020

Meeting at 6:00 p.m.

- I. Call to order - Meeting was called to order by Jan at 6:00 p.m. Attending were Jan by Zoom, Linda, Wayne, Jill, Kevin, Carol, Kay, David and Pam. Owner Mary Lenzi was also at the meeting by zoom.
- II. Approval of agenda - Motion made to accept agenda with additions to new business, Seconded and carried
- III. Presidents report - Jan Bailey
- IV. Secretary's report - Pam Burton - Moved and seconded to approve as written. Motion carried.
- V. Treasures report - Linda Castiglioni - The general account has a balance of \$56,933.91 and the reserve account has \$130,165.14 with a total balance of \$185,099.05. All association fees and assessments are caught up. No delinquencies.
- VI. Standing committee reports
 1. Building and grounds
 - a. Much discussion concerning siding of the building and occasional water penetration on all sides during driving rainstorms. No decision made at this time.
 - b. Goats have been dispatched to take care of the buck thorn and other invasive weed problem. They will be here for approximately 30 days. This is a complex wide building and grounds committee project. Once the goats are finished, the remaining debris will require cutting to the ground and the roots sprayed to prevent regrowth. Weed control will be an ongoing project.
 - c. There was a proposal for window washing at a cost of \$3500-\$7800 for the entire building (exterior only), depending on whether the contractor used a lift or not. It was decided not to have this done as a building expense. Cleaning of individual apartment windows are owner responsibility. Proposal declined.
 - d. Fire Prevention Week is in October. This would be a good time to remind tenants about safety. Posters will be posted during Fire Prevention Week.
 - e. Downspouts with the appropriate drainage have been installed around the building.
 - f. Parking lot repair of cracks needs to be done before winter. Maintenance will get bids. The board will vote to approve via email before the next meeting.
 - g. Six new grocery carts have been purchased (3 small/3 large). Please return shopping carts to the appropriate place in the garage after use.

h. Carpet cleaning was completed, however there still several spots that have returned. Carpet cleaner will provide a price to redo the carpets except the stairs. The board will vote via email before the next meeting.

i. Plunket's will spray for flies soon. There seem to be an abundance of them this year. We will possibly put in a work order for the trash chutes to be thoroughly cleaned to help with flies.

2. Welcoming committee- There are several new residents - 104 LeAnn Ables and Ryan Ploeger, in 303 - Matthew Rode and Nate Gipp, in 411 Zaki Ahmed and Tahira Malik

3. Caretaker's report- Deb bought new hoses and will be cleaning the garage in October

VII. Unfinished business

VIII. New business

a. Proposed \$50K landscaping project was presented. Much discussion followed. Landscaping project was tabled at this time. A motion was made and seconded to have current grounds contractor level out and seed the area where the transformer is at a cost of up to \$1200. Motion carried.

b. Landlord violations - Rental certificates are not current in 5 units. Three of those units have had many months to comply. We referred units 107, 108, and 411 to the Valhalla Master Board for policy violations and potential fines. The City of Rochester Building and Safety Department has been notified of Rental Certificate violations on all 5 units. Owners of units 303 and 313 have been notified of the policy violations have 30 days to comply or fines will be assessed to the owners.

Meeting adjourned at 8:00.

Submitted by Pam Burton, Secretary