

Valhalla Building 15

Meeting minutes

May 17, 2021

Present were President David Aries, Vice President Carol Sabatke, Treasurer Wayne Jaspersen, Secretary Pam Burton, Linda Castiglioni, Kevin Castiglioni, Christina Block, Kay Aune, Jill Bailey. Jan Bailey joined by ZOOM.

David called the meeting to order at 6:00 p.m.

Jan moved to approve the April minutes with changes. Kay seconded it. Motion carried.

Kay moved and Wayne seconded to approve the agenda with additions.

President's report – David had nothing to report at this time.

Treasurers Report – Wayne discussed the budgeting for 2021. The current balance is \$255,625.23.

Building and Grounds –

New light bulbs have been purchased. New bulbs have been installed on 1st floor. Deb and Jill are doing this and will get the entire building done soon.

Parking stickers should be done next week. They will be a different color for only building 15. Guest parking passes should also be done soon. Each unit will receive two guest passes.

Revised policy on storage rooms was discussed. A motion was made by Jill to accept the new policy. Kevin seconded the motion and the motion carried. People must have their belongings labeled and everything must fit on the shelves. See attached policy.

Revised policy for the outside parking lot was discussed. After discussion, the board approved the policy updates to 4.1 and 4.8. See attached policy.

A motion was made by Jan to approve hallway testing of air movement to be sure there is no stale air. Pam seconded it and the motion carried.

We had a proposal to remove dead trees. RAMB wants more information, so this was put on hold for the time being.

Kevin made a motion to approve a new awning and Jill seconded it. The motion carried.

Buildings 1-12 and the rec building will be having some parking lot work done. Kay moved and Jill seconded the motion to allow the office staff and maintenance to park in our lot during work on the lower parking lots. Motion carried.

There is marking on the driveway to put in a drain. That work will be done this week.

Resealing of the parking lot will be done in late June or early July.

Linda sent an email to the board to approve the purchase of ceiling fans for the two stairways. Carol made a motion to accept the purchase. Kevin seconded it. The motion carried.

Welcoming committee – Kay had nothing new to report, but the renter in 108 is moving to 307. 115 has been sold. 103 is for sale by owner.

Caretaker's report – nothing new to report

Unfinished business – After much discussion, Carol made a motion that we continue paying Deb the extra three hours a week for the extra cleaning she's doing. Jill seconded it and the motion carried.

New business – Carol made a motion that the board must approve all expenditures, since this can be done by email as necessary. Jan seconded it and the motion carried.

The board would like to thank Wayne and Ann for the work they've done planting flowers. It looks great and we do appreciate them for that.

According to Article 5 5.9 – Cars in the garage must not be left running at any time for any reason. No charging of batteries is allowed in the garage.

Kay made a motion to end the meeting. Carol seconded it and David called the meeting adjourned at 7:26 p.m.

Pam Burton

Secretary

STORAGE ROOMS

Storage rooms are located on floors 2, 3, and 4 near the elevator. Residents of the building that occupy a center row parking stall within the underground garage, may have access to and store personal property in ONE storage room only. Since storage is in the common rooms, the restricted and orderly containment of personal property items provides ready accessibility and prevents potential hazards.

The following guidelines have been established by the Board of Directors of Building Fifteen.

- 10.1 There should be equal storage space for each Resident. There are a total of 19 Apartments eligible to store items in these three (3) storage rooms.
- 10.2 Large items that do not fit within the existing shelf space parameters are prohibited. Stored items may NOT protrude beyond the end of the existing shelf space; in any direction. These items may include, but are not limited to, furniture, golf clubs, large pictures, TV's, large boxes, large containers, etc.
- 10.3 Store items in the storage room in such a manner that each Resident has easy accessibility to his/her items. All stored items must be neatly placed on the shelves. Items on the top shelf must be at least 6" below the ceiling height and 18" from any sprinkler head. NO items may be stored on the floor.
- 10.4 Store items in containers, if possible.
- 10.5 Label all items and boxes with last name and unit number of Resident(s). Stored items without labels shall be discarded, without notice.
- 10.6 No flammable or combustible items are allowed in any storage room (paints, turpentine, dirty rags, etc.).
- 10.7 Each Resident should annually re-evaluate stored items and discard items that have not been used for a period of time.
- 10.8 When a Resident moves-out of Building Fifteen, all items belonging to the Resident must be removed from the storage room upon move-out. Stored items remaining shall be considered abandoned personal property and shall be discarded without notice, 30 days after move-out date.
- 10.9 Valhalla Management and Building 15 are not responsible for items stored in the storage rooms.

ARTICLE IV

PARKING in OUTSIDE LOT

- 4.1 All vehicles in the open parking lot (or garage) must be in operable condition and have current license plate tabs. Residents shall notify Valhalla Management Office if a vehicle in the open parking lot will not be moved for more than one week. **Only residents and guests of Valhalla Fifteen are permitted to use Fifteen's lot. Unauthorized vehicles shall be towed.**
- 4.2 All residents of Building 15 must display a valid Valhalla parking sticker on their vehicles. Residents obtain stickers by taking their license plate number, color, and make of each vehicle to the Valhalla Management Office. If you change vehicles after you receive your sticker, please remove the sticker and bring it to the office to obtain a new one. Stickers are not available for boats, campers, etc.
- 4.3 Short term guest vehicles, less than 24 hours, are not required to have parking tags. Parking tags are required for guest vehicles remaining 24 hours or longer. Parking tags are available in the Valhalla Management Office to residents of Building 15 for guest vehicles.
- 4.4 No vehicles are to be parked at any time on the concrete cement slab attached to the entrance steps of Building 15 (patio area).
- 4.5 All vehicles must be moved at the request of the Valhalla Management Office to facilitate snow plowing, parking lot sweeping, and/or pavement repair. If vehicles are not moved within the time specified in the notice, they will be towed by Valhalla Management Association at the sole expense of the vehicle's owner.
- 4.6 Car washing is permitted with a bucket and/or hose on the south side of the building between the two garage doors from April 14th to November 1st. There is a faucet available for resident's use.
- 4.7 Because of danger produced by icy conditions on the driveway hill, no car washing will be allowed between the dates of November 1st and April 14th.
- 4.8 Recreational vehicles, motor homes, campers, boats, **trailers, commercial trucks**, etc. may not be parked longer than 24hours. Residents should have off-property storage.
- 4.9 Mechanical work on or painting of vehicles is prohibited. Vehicles with oil, gas, transmission, etc., leaks shall not be parked in lot. Vehicle owner shall be responsible for any damages to parking lot.