

VALHALLA ASSOCIATION 15
BUILDING & GROUNDS COMMITTEE MINUTES
April 11, 2022 – 4 PM Valhalla Party Room

Note: Items with * have a recommendation from the Building & Grounds Committee and request approval to proceed from the Valhalla Association 15 Board of Directors.

Welcome Members & Guests: Linda Castiglioni, Chair

Interior Building

- I. Status Refresh Painting Project – Linda Castiglioni
 - a. Painting nearing completion. Estimated 3-4 weeks until finished. Owners and Residents are asked to send painting concerns and/or issues to Linda Castiglioni. Linda will create a “punch list” to discuss with painters.
- II. ***Proposed** Refresh Flooring Project Phases – Linda Castiglioni
 - a. **Phase 1:** Define flooring Scope of Work – Entrance Areas: tile or other flooring types for entrance areas only. This is for research only. NO ETA for completion of research, bidding, and/or potential installation timeframes.
 - i. Recommendation is to proceed with studying where to potentially install porcelain tile (white tile with hint of gray) and/or other flooring type(s), identifying type of floorings to install, how it will be installed, and prep work required to install flooring. Focus flooring installation on South/North Lobby entrances, lobbies, vestibules, and staircases from garage to South/North lobby areas only.

ACTION REQUESTED from Board of Directors: Approval to proceed with Phase 1.
 - b. HOLD - Define flooring Scope of Work – Phase 2 – Staircases/Hallways - TBD
 - c. HOLD - Define flooring Scope of Work – Phase 3 – Other Areas - TBD
- III. Status Electrical Project: New Emergency Lights & New Trash Closet Lights – David Aries/Dan Bredesen. Dan Bredesen reported Electrical project has been completed by electricians.
- IV. Other Interior Refresh Project Items – Linda Castiglioni/Dan Bredesen
 - a. New White Corner Protectors – High Traffic Areas
 - i. White Corner Protectors have arrived. Maintenance will install as time allows.
 - b. New Apt Door deadbolts/Handles
 - i. Door deadbolts/handles have arrived. Maintenance will install as time allows; after paint has fully cured on doors.
 - c. New Apt Door Numbers
 - i. Most Apt Door numbers are in. Received too many 2’s and not enough 9’s, waiting on the correct numbers. Maintenance will install as time allows; after paint has fully cured on door frames.
 - d. New White electrical plugs
 - i. Almost completed. Maintenance will do a walk through and verify all plugs and covers have been changed to white. Painters are still painting the north and south staircases. Plugs will be changed after the painting is completed.
 - e. New White Ceiling Light Medallions in hallways.
 - i. Some have been installed. Maintenance will install them as time allows.
 - f. New White weather stripping for interior doors

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- i. 30+ sets have arrived. 30 sets on order. Maintenance will install after paint has cured on door frames. Owners and Residents may dispose of “old weather stripping”. Maintenance has validated new weather stripping will work on apt door frames.
- g. ***Proposed** Lobby area Accent Wall Décor/Protector – Linda Castiglioni
 - i. Recommendation is to proceed with purchasing wall samples to test durability and decide if samples will go with the new modern décor look before committee makes a final recommendation.

ACTION REQUESTED from Board of Directors: Approval to proceed with purchasing samples.

Exterior Building

- I. Grounds – Walk through with Valhalla Mgt. Define Scope of Work – Jill Bailey
 - a. Walk through completed on 4/11. Jill will provide written scope of work with drawings/pictures to Valhalla Management. Lawn maintenance contractor will do walk through with Dan Bredesen on 4/14/2022.
- II. Landscaping – Define Scope of Work for grass in front of building. Jill Bailey
 - a. Jill will do research, define the scope of work, and present various method(s) to address the grass in the front of the building at next Building & Grounds meeting.

Overall Building

- I. Preventative Maintenance; Items due in May 2022 – Dan Bredesen
 - a. Maintenance will do parking lot sweeping in late April or early May, dependent upon weather. After parking lot is swept, outside contractor will sweep the underground garage. Then Drain Rite will be scheduled to clean the garage floor drains. Maintenance will change the building air filters.
- II. Caretaker Routine Maintenance; Items due in May 2022 – Deb Dahley
 - a. Deb will wash the garage floor after the outside sweeping contractor has completed their work inside the garage.

Deb and Dan will coordinate sequencing and scheduling of April/May maintenance projects.

- III. Parking Lot & Garage Sweeping and Cleaning – Date TBD – Dan Bredesen/Deb Dahley to coordinate sequencing. Communication will be sent to Owners and Residents when vehicles need to be moved out of parking lot and garage.
- IV. Security Cameras – *** Proposal**; define long-term camera security strategy and Scope of Work – Linda Castiglioni
 - a. More research is needed to determine camera specifications, including but not limited to, number of cameras, locations of cameras, distance vision (#feet), night vision, clarity, coverage areas, full parking lot coverage, etc. A committee member will work with Chris Robson to discuss options/suggestions based on security camera strategy and product(s) availabilities.

No ACTION Required from Board of Directors, at this time.

- V. Garage Storage Units Lottery – ***Proposal** All Residents (including renters)/Owners are eligible for storage unit lottery.

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- a. Recommendation to make everyone with interior parking stalls eligible for the storage unit lottery. Storage units will be rented at no cost.

ACTION REQUESTED from Board of Directors: Approval to proceed with notifying everyone with interior parking stalls; they are eligible for the garage storage unit lottery. Storage units will be available at no cost.

Guests & Members – Open Comment/Feedback

- I. What did you like about the meeting? Organized. Discussed agenda items. Tabled non-agenda items. Meeting started and ended on time.
- II. What can we do to improve the meeting? Shorten meeting time.

Meeting adjourned at 5 PM.

	X = Present		V = Present Video		A = Absent		
X	David Aries Member	X	Carol Sabatke Member	X	Guest: Ed Prosser		Guest:
X	Pam Burton Member	X	Chris Robson General Manager Valhalla Assoc	X	Guest: Deb Dahley		Guest:
X	Kevin Castiglioni Member	X	Dan Bredesen Supervisor Maintenance Valhalla Assoc		Guest:		Guest:
X	Linda Castiglioni Chair	X	Guest: Christina Block		Guest:		Guest:
X	Jill Bailey Member	X	Guest: Wayne Jasperson		Guest:		Guest:

Minutes respectfully submitted: Chris Robson