

# Valhalla Fifteen Association – Board of Directors

## Minutes

### October 20, 2025 – 6:00PM – Unit 106

**Call to Order:** President Jill Bailey called the meeting to order at 06:00PM.

- **Welcome Directors and Guests:** Jill Bailey
- **Approval of Agenda:** No requests for additions.
- **Approval of Minutes:** Motion by Jan Bailey to approve the minutes of September 15, 2025 as written and seconded by Carol Sabatke. No discussion. Motion carried.
- **Officer and Committee Reports:**
  - President's/General Manager/Maintenance Report: Jill Bailey
    - A new office staff person will start on November 3, 2025
    - Reminder there is no trick-or-treating in the building
    - Reminder to call the VMA office (507-288-8347), Jill Bailey, or the Rochester Police non-emergency number (507-328-6800) if there is anyone loitering and/or sleeping in vestibules
    - Tree trimming upcoming in November 2025
    - Upcoming fall clean-up will include aeration of the grass, date dependent on weather
    - Reserve study (every 3 years) starts Tuesday, October 21; reports anticipated by end of November 2025
    - Maintenance removed the large hornet or wasp nest from the tree overhanging the driveway
    - Carpet cleaning: Mohawk responded to warranty inquiries stating there is a “\*limited lifetime warranty” but did not specify details of “limited;” will clarify before proceeding with carpet cleaning to assure no void of warranty. If proceeding the Service King, it will be completed on a Saturday and must be done while it is still relatively warm. Board discussed waiting until spring but concluded it has been nearly three years since installation and flooring is soiled; will proceed with cleaning.
  - Vice-President's Report: No report.
  - Treasurer's Report: Pam Burton
    - Bank statements and shared expenses paid provided to all directors as requested
    - Bank statement balances as of 09-30-25 include reserve account \$230,191; rec reserve account \$5,727; and operating account \$45,749 (including expenses paid September 30) for a total of \$281,667.
    - The increased transfer of \$4500 per month to the Building 15 reserve account started in September
    - Jill Bailey noted the reconciliation for the Rec Area Assessment is complete and funds returned to the Building 15 recreation area reserve account that will increase the balance to \$12,244 on next statement
  - Committee Reports
    - Master Board Representative: Jill Bailey
      - No Master Board meeting in September; next meeting is October 21, 2025
    - RAMB Committee Representative: David Aries
      - No RAMB meeting in October. There will be an informational meeting on Tuesday, October 28 at 6:00PM with a presentation from Brad Thatcher regarding the indoor and outdoor pool. Owners are invited to attend.
      - A survey regarding pools will be sent to all owners following the presentation
    - Welcoming Committee: Jill Bailey
      - No units for sale in Building 15
- **Unfinished Business:**
  - Gas Grill for Building 15 – Danette Anderson
    - Table until verification from insurance that use of a gas grill will not jeopardize insurance coverage. Due to late season, work on this over the winter in preparation for spring.
  - Update to Section 1.2 (Grilling) in Building 15 Additional Resident Policies – Danette Anderson

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  - Interior Hallway Door Damage (3<sup>rd</sup> Floor)
    - In progress; door frame ordered and pending installation upon receipt.
- **New Business:**
  - Designated Animal Waste Relief Area – Jill Bailey
    - Service, therapy, and emotional support animals are permitted per VMA General Resident Policies Article VIII and under Fair Housing laws. Article VIII includes regulations aligned with City of Rochester Ordinances for animal control including tags, microchips, and license; vaccination; waste clean-up; and noise. Service, therapy, and emotional support animals are not required to wear vests other equipment identifying them as such. There are no alerts or announcements to the building. If there are any questions regarding an animal on the property, owners may contact the VMA office.
    - Discussion included designating an accessible and specific area of the property for animal waste relief to support owners with allowable animals, prevent damage to the lawn and landscaping by animal waste, protect health and safety by managing animal waste, and minimize complaints related to animal waste and odor. Association Fifteen Bylaw 6.4.a. authorizes the Board of Directors to regulate use of common areas. **Motion by Danette Anderson and seconded by Pam Burton to establish an animal waste relief area for allowable animals on the southeast side of the parking lot between the first private property sign and the light pole. The purpose of the designated animal waste relief area is to prevent lawn and landscaping damage, to protect resident health and safety by effectively managing animal waste, and minimize complaints related to animal waste and odor. Animal owners must immediately pick up and properly dispose of waste deposits as stated in Valhalla Condos General Resident Policies Article VIII. No further discussion. Motion carried with none opposed.**
    - Jill Bailey will send a notification to owners including a map of the designated animal waste relief area.
    - *Follow-up clarification:* Allowable animals are permitted in common areas of the property with the owner; the designated area is specifically for animal waste relief functions.
- **Next Regular Board Meeting:** Monday, November 17, 2025, at 6:00PM, in Unit 106
- **Discussion from the Floor:**
  - Residents report continued liquid dripping on vehicles in the underground parking garage; appears to be mostly after a rainfall and happening in the middle row of parking stalls. Maintenance has been unable to locate source; Jill Bailey will direct Maintenance to reinvestigate.
  - Reminder that the Association is not responsible for damage to personal property in the garage.
- **Upcoming Meetings:**
  - Valhalla Master Board Meeting – Tuesday, October 21, 2025, at 7:00PM – Valhalla Party Room
  - Valhalla Pool Information Meeting – Tuesday, October 28, 2025, at 6:00PM – Valhalla Party Room
  - RAMB Meeting – Thursday, November 13, 2025, at 5:30PM – Valhalla Party Room
  - V15 Board of Directors Regular Meeting - Monday, November 17, 2025, at 6:00PM – Unit 106
  - Valhalla Master Board Meeting – Tuesday, November 18, 2025, at 7:00PM – Valhalla Party Room
- **Adjournment:** Meeting adjourned at 06:56PM

**Attendance:**

X	Jill Bailey, President	X	Linda Castiglioni -
EA	Christina Block, Vice-President		Units 104, 206, 209, 211, 306, 307, 405
X	Danette Anderson, Secretary	X	Kay Aune – Unit 308
X	Pam Burton, Treasurer	X	Marion Tibesar – Unit 411
X	David Aries, Director		
X	Jan Bailey, Director		

X	Kevin Castiglioni, Director		
X	Carol Sabatke, Director		

X = Directors and Guests Present EA = Directors Absent (Excused) UA = Directors Absent (Unexcused)

Respectfully submitted,  
 Danette Anderson, Secretary

11-17-25 – October 20, 2025 minutes approved by Valhalla Fifteen Association Board of Directors