

Valhalla Fifteen Association – Board of Directors

Minutes

February 17, 2025 – 6:00PM – Unit 106

Call to Order: President Jill Bailey called the meeting to order at 06:05PM.

- **Welcome Directors and Guests:** Jill Bailey
- **Approval of Agenda:** No requests for additions to the agenda. Motion and second to approve agenda. No discussion. Motion carried.
- **Approval of Minutes January 20, 2025:** Motion by Carol Sabatke to approve the minutes as written and seconded by Pam Burton. No discussion. Motion carried.
- **Officer and Committee Reports:**
 - President's Report: Jill Bailey – None; report under GM/Maintenance Update
 - Vice-President's Report: Christina Block – No report
 - Treasurer's Report: Wayne Jasperson – Bank statement balances as of 01-31-25 include reserve accounts balance of \$202,000 and operating account balance of \$42,000 for a total of \$244,000. This does not include Building 15's portion of the VMA shared expenses operating account which should be \$25,000-\$51,000 at any given time based on existing guidelines.
 - Committee Reports
 - Master Board Representative: Jill Bailey
 - Next meeting will review assessment proposed by RAMB for recreation area common expenses
 - Next meeting will review proposal to switch trash company
 - RAMB Committee Representative: David Aries
 - Recommending assessment for recreation area common expenses that may include mandatory pool repairs, parking lot seal coat and restriping, cement repairs, and treadmill replacement
 - Future projects include tree removal/replacement in recreation area/common areas and repair of erosion on stairs between rec area and Building 15
 - Welcoming Committee: Kay Aune/Jill Bailey
 - No changes
- **GM/Maintenance Update – Jill Bailey:**
 - Stair flooring repairs
 - Pending repair date from Mohawk (to be completed before April 1 warranty expiration)
 - Will revisit carpet tiles lifting in elevator and vestibules
 - Members noted some corridors appear worn and/or dirty down the center; may need to be cleaned
 - Garage furnace follow-up
 - MMC provided additional information regarding furnace above the garage exit door. The furnace is operable and has a separate thermostat but was shut off to prevent potential heat damage to vehicles parked underneath the furnace.
 - The garage maintains a steady temperature between 54-56 in the winter with only the furnace above the entrance operating, and this was deemed acceptable.
 - The board discussed options including leaving the furnace off, turning the furnace on with increased heating cost, eliminating the rental parking space for storage of other building items, and continuing to rent the parking space on a temporary basis.
 - Motion by Pam Burton and seconded by Christina Block to discontinue leasing the unassigned parking space effective immediately. The space will be used for snowblower and patio furniture storage. Reassess in September 2025 to determine if there is demand for a parking rental lease in October 2025 and if the exit door furnace will be turned on for the winter. No discussion. Motion carried.
 - Water softener
 - Current softener was installed in 2019
 - Investigation of recent poor function revealed two leaks that are now repaired

- Will continue to monitor function, get bids for replacement if needed, and revisit in fall 2025
- Boiler/Air exchanger
 - Air exchanger controls airflow in the corridors
 - Air exchanger required repair by MMC – cost under \$1000
- **Unfinished Business:**
 - Review Building 15 Additional Resident Policies – Jill Bailey will collate suggested revisions and resend to board for review
 - Damage and/or move-in fee policy – Will include with full review and update of Building 15 Additional Resident Policies
 - Transformer Box – Jill Bailey confirmed with RPU restrictions on transformer box improvements; no fencing within 10 feet of the front and 3 feet within other sides. May paint and/or apply decals. Incorporate plans into 2025 budget.
 - Lawn Between Transformer Box and Entry – Pam Burton reviewing recommendation from Sargeant’s for an appropriate low-maintenance/maintenance-free ground cover options. Incorporate plans into 2025 budget.
 - Painting Exterior of Building 15 – hold; get updated bids to review during 2025 budget process.
 - Future Capital Improvements and Reserve Study – hold; review during 2025 budget process.
- **New Business:**
 - Review Building 15 Additional Resident Policies – J.Bailey
 - J.Bailey provided copies of current Building 15 Additional Resident Policies. Please review and submit recommendations for revisions by the end of January for review at the February 2025 meeting. May send recommendations by email or leave in the basket on her door.
 - Garage emergency exit door – K.Aune
 - Inquiry to board if exit door on northwest side of building must be accessible as an emergency exit. A vehicle parked in front of the door obstructs access. David Aries noted the door was replaced 4-5 years ago. An inquiry made to the Deputy Fire Marshall at that time regarding access resulted in no issues or changes needed.
 - Master Board Representation – W.Jasperson/J.Bailey
 - Added to new business during Officer Report discussions
 - Concerns regarding adequate representation for Building 15 with currently one representative (J.Bailey elected 3-year term). Master Board governing documents allow for up to three (3) 1-year appointees who are recommended by the General Manager and approved by the Master Board. Traditionally the 1-year appointees include an individual from Building 15 and Building 12 to balance representation from the larger buildings. The 1-year appointed positions are currently vacant. Jill Bailey noted she and the Master Board will fill the vacancies; however, taking a pause to identify candidates who can best serve the community in the appointed role.
- **Next Regular Board Meeting:** Monday, March 17, 2025, at 6:00PM, in Unit 106
- **Discussion from the Floor**
 - None
- **Adjournment:** Meeting adjourned at 07:14PM

Attendance:

X	Jill Bailey, President	X	Jan Bailey – Unit 106
X	Christina Block, Vice-President	X	Linda Castiglioni Units 104, 206, 209, 211, 306, 307, 405 (telephone)
X	Danette Anderson, Secretary		
X	Wayne Jasperson, Treasurer		
X	David Aries, Director		
X	Pam Burton, Director		
X	Carol Sabatke, Director		
X	Kevin Castiglioni, Director		
X	Kay Aune, Director		

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

Respectfully submitted,
Danette Anderson, Secretary

03-17-2025 – February 17, 2025 minutes approved by Valhalla Fifteen Association Board of Directors