

Valhalla Fifteen Association – Board of Directors

Minutes

May 18, 2026 – 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:** Motion by Jan Bailey to approve agenda with additions; seconded by Kevin Castiglioni. No discussion. Motion carried.
- **Approval of Minutes:** Motion by Jan Bailey to approve the minutes of April 20, 2026; seconded by Pam Burton. No discussion. Motion carried.
- **Officer and Committee Reports:**
 - President's Report: Jill Bailey
 - Carpet cleaning completed; need additional attention to stains and high-traffic soiling.
 - Water softener is repaired.
 - Jill will attend the community meeting on Weds, May 20, 2026, at 5:00PM regarding Elton Hills Drive road construction proposals; owners encouraged to attend.
 - Please do not park Lime scooters on the patio area.
 - Building 15 annual meeting of owners tentatively scheduled Saturday, June 27, 2026, at 10:00AM in the Valhalla Party Room pending results from corrections to the reserve study and adjustments to the preliminary 2026 budget. Attendees may park in the designated office parking lot spaces and in the day parking spaces in the lot near Buildings 3-4.
 - Vice-President's Report: Christina Block
 - None.
 - Treasurer's Report: Pam Burton
 - Bank statement balances as of 04-30-26 include building reserve account \$266,267; rec reserve account \$16,358; and operating account \$50,137 for a total of \$332,762.
 - Committee Reports
 - Master Board Representative: Jill Bailey
 - Next meeting 05-19-26; last meeting 04-28-26.
 - 05-19-26 agenda includes VMA reserve study and proposed 2026 priority common area projects.
 - Proposed 2026 priority projects include recreation building back wall repairs, recreation building roof repairs, cement work near pool area gate, resurfacing indoor pool, party room/fitness area updates, and a Gator-style maintenance vehicle.
 - If all projects approved, costs estimated at \$150K with Building 15 share approximately \$23,565. Building 15 could use a portion of the Building 15 rec reserve account to offset the common area assessment but must keep a balance of at least \$5K in the rec reserve account.
 - RAMB Committee Representative: Jill Bailey for David Aries
 - 05-14-26 meeting focused on 2026 common area capital improvement projects. Recommended MB proceed with safety and structural projects including rec building wall repairs, rec building roof repairs, and rec area cement work.
 - Committee for common area tree replacement will meet on May 20, 2026 at 6:00PM and make recommendations at the next RAMB meeting
 - Welcoming Committee: Jill Bailey
 - No units for sale in Building 15.
 - No new residents.

- **GM/Maintenance Update:**
 - Outdoor pool will open Memorial Day weekend unless Maintenance has unforeseen equipment issues; will send announcement when open.
 - Indoor pool is closed for cleaning and installation of new ladder; will send announcement when reopened.
 - VMA Office will be closed on Monday, May 25, 2026, for the Memorial Day holiday.
- **Unfinished Business:**
 - 2025 Reserve Study and 2026 Priority Projects
 - Building Exterior Project: Directors reviewed bids from Nicholson (\$56,120) and Sorenson & Sorenson (\$74,700 SuperPaint; \$79,700 for Loxon High Performance paint) after April 2026 meeting. Discussed preference for Sorenson & Sorenson bid based on vendor reliability and previous experience and knowledge of building. Discussed various options for funding, including using Building 15 reserves for the full amount with no assessment, using a portion of reserves and assessing a portion, or assessing for the full amount. Discussed importance of saving for future roof replacement, need to replace reserve funds when used, requirement to maintain a minimum of 15% of total reserve study amount and balancing those needs with owner tolerance for assessments.
 - Parking Lot Resealing/Restriping: Bid from Rochester Sweeping & Asphalt Service (\$14,150) accepted and passed at April 2026 meeting. Funding for parking lot project included in exterior project funding discussions.
 - **Motion by David Aries and seconded by Carol Sabatke to proceed with bid from Sorenson & Sorenson, assess for the full amount of the exterior painting project (\$79,700) and parking lot project (\$14,150) for a total of \$93,850, and commit to a plan for funding the roof replacement by January 2027. No further discussion. Motion carried with all in favor and none opposed.**
 - 2025 Reserve Study Corrections
 - Corrections submitted to Reserve Advisors; updated report not yet received.
 - 2026 Draft Budget
 - Update after roof inspection report and reserve study corrections.
 - Directors submitted questions and items for review to Jill Bailey.
- **New Business:**
 - Roof Inspection Report – Jill Bailey
 - Merit completed roof inspection on May 1, 2026, but has not yet returned the written report. Jill Bailey will send to directors when received.
 - Landscaping – Carol Sabatke; Landscaping Repairs to SW hill area – David Aries
 - Carol Sabatke shared examples of possible landscaping for the patio area.
 - Discussed options for grass or landscaping for southwest hill.
 - Keep ideas on file until after exterior project completed; repairs to both areas needed due to lifts, scaffolding, and equipment during exterior project
 - Painting – Carol Sabatke
 - Carol Sabatke shared examples for possible exterior paint schemes.
 - Jill Bailey will obtain samples for review.
- **Next Regular Building 15 Board of Directors Meeting:** Monday, June 15, at 6:00PM, in Unit 106
- **Discussion from the Floor:**
 - Discussed recent incident of a main sewer pipe clog and request for additional owner/tenant education during orientation regarding not flushing wipes and location of in-unit water shutoff valve.
 - Drains are cleaned twice yearly as part of building preventive maintenance plan.
 - Inquiry regarding maintenance of open balcony; limited common element with owner responsible for repairs.
 - Inquiry regarding current budget; operating under 2025 budget until 2026 budget passed.

- Reviewed bank accounts and purposes: Operating account (building-specific and VMA shared expenses); Building 15 reserve account (building-specific capital improvement expenses); and Building 15 rec reserve account (Building 15 share of common capital improvement expenses).
- Reserve study required every three (3) years; recommend sharing reserve study will owners in next annual meeting materials.
- Reminder board previously considered ground cover planting versus grass for southwest hill area; revisit that option when considering landscaping repairs after exterior project.
- Upcoming Meetings:
 - V15 Board of Directors Regular Meeting – Monday, June 15, 2026, at 6:00PM – Unit 106
- **Adjournment:** Meeting adjourned at 07:37PM

Attendance:

X	Jill Bailey, President	X	L. Castiglioni
EA	Christina Block, Vice-President	X	R. Krueger
X	Danette Anderson, Secretary	X	A. Thynne
X	Pam Burton, Treasurer	X	K. Simmonds and M. Sootheran
X	David Aries, Director	X	Ann
X	Jan Bailey, Director	X	K. Aune
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

06-25-26 – May 18, 2026 minutes approved by Valhalla Fifteen Association Board of Directors