

Valhalla Fifteen Association – Board of Directors

Special Meeting Minutes

June 2, 2026 – 6:00PM – Unit 106

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

- **Special Meeting Agenda:** Special meeting called to:
 - Review Roof Inspection Report
 - Discuss Exterior Paint Options
- **Unfinished Business:**
 - Roof Inspection Report – Jill Bailey
 - Merit completed roof inspection on May 1, 2026. Inspection report dated May 21, 2026, forwarded to directors May 25, 2026. Report indicates roof is in satisfactory condition with minor immediate repairs (\$1842) and life extension repairs (\$1367) recommended for total \$3209. Ballasted EPDM shows some tearing and thinning at the flashing details common for a ballasted EPDM roof of this age. Adhered EPDM shows some areas of flashing separation but in overall serviceable condition. Repairs recommended to prevent continued separation and potential difficult-to-trace leaks.
 - Completing immediate and life extension repairs will extend roof life approximately 10 years with replacement forecast in 2039.
 - Roof inspection report submitted to Reserve Advisors for adjustment to 2025 reserve study.
 - Board of Directors recommended proceeding with repairs; repairs were completed on a cancellation in Merit's schedule.
 - Next steps:
 - Board of Directors requests additional information from Merit and/or VMA Maintenance regarding condition of downspouts and scuppers which were part of the reserve study and impact roof performance and longevity.
 - Merit preparing a bid for complete roof replacement for more accurate funding plans for future roof replacement.
 - Exterior Paint Options – Jill Bailey
 - David Aries confirmed with Sherwin-Williams that Loxon paint is recommended for stucco, concrete, and masonry.
 - Jill Bailey provided several color samples. Discussion included using current color versus choosing a new color and choosing solid (with contrasting doors and garage doors) versus solid with accent panels (with contrasting doors and garage doors). Directors shared mock-up photos of potential colors and designs.
 - Danette Anderson shared information on architectural history that had been presented by another Valhalla Condominiums owner. Many Valhalla buildings are late 1960s/early 1970s modernist influenced by "Brutalist" architecture featuring strong geometric forms, emphasis on clean horizontal and vertical lines, minimal ornamentation, and substantial visual mass. Strongest colors for this style are soft grays, concrete-inspired colors, and muted earth tones. The architecture is a distinguishing feature; encouraged color selection that complements the building's original design while updating the appearance and preserving long-term curb appeal.
 - **Motion by Danette Anderson and seconded by Kevin Castiglioni to proceed with a solid gray color with contrasting doors and garage doors.** No further discussion. **Motion carried with all in favor except Carol Sabatke (no) and David Aries (abstain).**
 - Next steps:
 - Jill Bailey will consult with Sorenson & Sorenson for a professional opinion and have three (3) options painted on south wall for comparison and final color selection.
 - Sorenson & Sorenson will begin staging equipment and lifts at the back of the parking lot by the shed in the next few days.
 - Project will begin with power washing, stucco/concrete repairs, and caulking. Owners will be alerted when windows need to be closed during power washing.

- **Discussion from the Floor:**

- Encourage color selection that supports building's architectural design; encouraged a selection that does not appear harsh or institutional.
- Request further discussion regarding assessment for exterior project given the longer timeline for roof replacement.
- Request further discussion how assessment will be determined; by percent ownership versus actual cost and square footage.

- **Adjournment:** Meeting adjourned at 06:57PM

Attendance:

X	Jill Bailey, President	X	L. Castiglioni
X	Christina Block, Vice-President	X	R. Krueger
X	Danette Anderson, Secretary	X	C. Erpestad and M.Thompson
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	M. Zieske
X	Carol Sabatke, Director	X	C. Tischer

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

Respectfully submitted,
Danette Anderson, Secretary

05-18-26 – June 2, 2026 minutes approved by Valhalla Fifteen Association Board of Directors