

*Report of the*

## Recreational Area Management Board

(RAMB)

July 11<sup>th</sup>, 2019

Valhalla Party Room

5:30 pm

In attendance were Michael Chaffee-chair, Jim Iverson, Linda Castiglioni, Elaine Wiegert, Delores Robertson, Dubravka Stupar, Dana Petron, Kathy Schwartz, Dan Bredesen, Maintenance, and Stacy Wilhelm, General Manager.

### Building and Grounds

- a) Parking Lot Committee – Jim Iverson – report attached.
- b) Garden Club – Elaine Wiegert – The board discussed the lilacs surrounding Elton Hills and Viking Drive. It was noted, that a number of shrubs have been mowed off by the groundskeeper or did not make it through the winter. Additionally, Courneya will evaluate the shrubs to see if there is anything the remaining plants needs as it was reported that they “need a little attention.” Courneya Horticulture has Valhalla’s contract regarding shrubs for 2019.  
  
The board also discussed trees that need support stakes on Viking Drive and the potential of Valhalla applying for a grant to provided boulevard trees as was done in the past. The board will look for a resident to spearhead this program in the coming months.
- c) Maintenance Garage Caulking- Bredesen provided a bid from The Caulker’s Co. Inc. Their proposal entails re-caulking the joints of the precast maintenance garage. Bredesen furthered the maintenance garage currently has many leaks which will eventually deteriorate the building. The board recommends going forward with the proposal and adding this as a budgetary concern for 2020.
- d) Tele-Entry Systems- The board reviewed two proposals to replace the current tele-entry systems. Valhalla buildings all have a security entry system located within their front entry. This system enables residents to grant access to their building through a telephone number. It was noted that the majority of the systems in building’s 1-11 are no longer serviceable. Also, the current model is no longer manufactured.

The board recommends obtaining a complex-wide bid from Custom Communications to replace all of the tele-entry systems, in hopes of a bulk order discount for replacing multiple buildings.

- e) Garage inspections- The board discussed the recommendation from the parking lot committee to hold garage inspections. Through the discussion, it was decided that management will conduct a bi-annual inspection of all garages, giving a 1-week notice of the inspection to all current renters.

#### Pool and Recreation

- a) National Night Out – Linda Castiglioni – The board was informed that a keg of root beer will not be purchased for this year’s NNO, as in previous years. It was noted that not enough of it was drank and the majority of it was wasted. Management plans to provide hotdogs and coolers full of pop and water. The event is scheduled for August 6<sup>th</sup> 5-8 pm
- b) County Pool Inspections- Bredesen reported that both pools had recently been inspected and found minor errors in signage and gaps between the fence. The board was also made aware of an ongoing leak within the outdoor pool. Further, inspection is being done to find the source. Bredesen will keep the board abreast of the situation.
- c) The board further discussed the outdoor pool season and the progress so far without Pool Supervisors. A few members reported unfavorable attire and policy violations that they have witnessed. It was urged to report these violations to the office to allow management to follow up. From the discussion, the idea of voluntary Pool Supervisors and possible weekend shifts come to light. Also, to help establish the volunteer’s authority, the possibility of badges or shirts was discussed.

With nothing further to discuss the meeting was adjourned at 6:30 pm.

In summary, the RAMB proposes the following motions be made at the next Master Board meeting:

1. Accept the proposal for caulking the maintenance garage and adding the shared expense as a 2020 budgetary item.

Submitted by Stacy Wilhelm

*Report of*  
Parking Lot *Committee*

July 1<sup>st</sup>, 2019

4 pm

Valhalla Party Room

In attendance were Jim Iverson, committee co-chair, Michael Chaffee, committee co-chair, Elaine Wiegert, Delores Robertson, Linda Castiglioni, Dustin Lambert, Maintenance, and Stacy Wilhelm, General Manager.

*G-Cubed update- 6/19/2019-* It was reported that no funds were available through the City of Rochester for project support. However, the committee will continue to research funding for rain gardens through the city. In 2019, the City of Rochester's Rain Garden Grant program gave the opportunity for \$700 per property.

*Gated communities Pros vs Cons.* - The committee briefly reviewed the pros and cons of gated communities. Through the discussion, it was unanimously agreed that Valhalla would not benefit from gated grounds.

*Reserve Parking-* The committee discussed the challenge of marking and identified reserved parking spaces in the complex. The approved parking lot changes consist of removing the posts and chains currently holding the reserve tags. Ideas such as paint, maps, and different markers were discussed. The committee also researched the idea of each unit having an assigned reserve parking space. However, with associations not having enough stalls for each unit the idea was dropped. The committee will continue to research other options.

Garages were also discussed regarding the parking areas provided for each association. Through discussion, the purpose of the garages and the concern of them being used as storage was voiced. The committee furthered that garages should be inspected and recommend it be discussed at the next Recreational Area Management Board meeting.

With nothing further, the meeting was adjourned at 4:42 pm.

Submitted by Stacy Wilhelm