Valhalla Fifteen Association – Board of Directors
Minutes
May 19, 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**: Carol Sabatke and Danette Anderson proposed items for new business. No other requests for additions. Motion by Pam Burton and seconded by Kay Aune to approve agenda. No discussion. Motion carried.
- **Approval of Minutes March 17, 2025**: Motion by Carol Sabatke to approve the minutes as written and seconded by Christina Block. No discussion. Motion carried.

- **Officer and Committee Reports:**
  - President's Report: Jill Bailey
    - Seeking volunteers for flower wall planting. Jill Bailey will send or post a sign-up sheet.
    - Thank you to Anne and Wayne Jasperson for the beautiful flowers in the patio pots.
  - Vice-President's Report: Christina Block – No report; thank you to residents who picked up trash and debris after recent winds/storms.
  - Treasurer's Report: Wayne Jasperson
    - Bank statement balances as of 04-30-25 include reserve accounts balance of $214,000 and operating account balance of $61,000 for a total of $275,000. The VMA shared expenses operating account balance was $160,570 with Building 15's portion approximately $25,210.
    - Discussion confirmed that all building-specific expenses are paid directly from each building's operating account and only shared expenses are paid from the VMA shared expenses operating account.
    - Discussion confirmed that Building 15 is responsible for 15.7%of only the main driveway and office parking lot portion of the VMA sealcoat project. Once all project expenses are paid and reconciled, any funds above the 15.7% responsibility will be returned to the Building 15 rec area reserve account.
    - Recommendation to consider extending the 2025 budget for 18 months through 2026 if governing documents allow due to the budget and annual meetings delayed until June 2025.
    - Reminder that best accounting practices recommend separation of duties for payables and receivables. Despite small VMA office staff, these duties are separated.
  - Committee Reports
    - Master Board Representative: Jill Bailey
      - Next Master Board meeting Tuesday, May 20, 2025
      - The transition from Yardi back to Buildium nearly complete with minimal issues. The VMA office is reconciling the 2024 payables. Once reconciliation is complete building presidents and treasurers will have access to building reports.
    - RAMB Committee Representative: Jill Bailey for David Aries
      - VMA Improvement Project update: Designated tree trimming and removal for buildings 1-11 completed, cement repair and replacement work in progress, drain work between buildings 8-11 in progress, Maintenance prepping for pool opening, installation of skimmers dependent on weather conditions, sealcoating project for VMA and Buildings 1-12 scheduled for end of June 2025, grills (2 gas and 2 charcoal) are now repaired and operational.
    - Welcoming Committee: Kay Aune/Jill Bailey
      - Unit 411 sold and closing June 4; will be owner occupied

- **GM/Maintenance Update – Jill Bailey:**
  - 2025 Budget
    - Jill Bailey presented the draft 2025 budget for Building 15 and the Building 15 Replacement Reserve Worksheet. The draft budget showed anticipated increases for building upkeep and grounds expenses in building-specific expenses. VMA anticipates additional expenses for the required reserve studies in 2025 and a substantial increase in the master insurance policy. Recommend HOA dues increase of $51.44/month

for 1.6% units and $57.87/month for 1.8% units to meet building specific and shared expense financial obligations. Board members indicated additional time needed to review and discuss the budget. The board will reconvene for a special budget review meeting the first week in June 2025.

- **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 – David Aries will pursue this project; Jill Bailey will send pictures and resources.
  - Lawn Between Transformer Box and Entry – Jill Bailey requested DeCook to review and provide recommendations.
  - Painting Exterior of Building 15 – hold
  - Future Capital Improvements and Reserve Study – hold; an updated reserve study will be completed this summer (required every three years).

- **New Business:**
  - Weeds on west side of building – C.Sabatke
    - Weeds along the edge of the west side back yard are not being trimmed back. Jill Bailey will remind DeCook to include the weed trimming in their groundskeeping tasks.
  - Patio Furniture – D.Anderson
    - Owners requested revisiting adding seating to current patio furniture. Topic was previously tabled due to storage concerns. In the interim additional furniture storage was created with eliminating the rental parking space near the garage exit door. Revisit after 2025 budget review.

- **Next Regular Board Meeting**: Monday, June 18, 2025, at 6:00PM, in Unit 106 (may be canceled if Annual Meeting of Owners scheduled in June 2025)

- **Discussion from the Floor**
  - Concerns expressed regarding VMA office staffing and financial burden to all buildings due to switch from Buildium to Yardi and then back to Buildium.

- **Adjournment**: Meeting adjourned at 07:06PM

Attendance:

X	Jill Bailey, President	X	Jan Bailey – Unit 106
X	Christina Block, Vice-President	X	Cynda Tischer – Unit 407
X	Danette Anderson, Secretary	X	Linda Castiglioni (telephone) Units 104, 206, 209, 211, 306, 307, 405
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

08-18-2025 – May 19, 2025 minutes approved by Valhalla Fifteen Association Board of Directors