

Valhalla Fifteen Association – Board of Directors

Minutes

August 19, 2024 – 6:00PM – Unit 106

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

- **Welcome Directors and Guests:** Thank you Jan Bailey (Unit 106) for hosting the meeting.
- **Approval of Agenda:** David Aries proposed two items for new business. No other requests for additions. Motion by Carol Sabatke and seconded by David Aries to approve agenda. No discussion. Motion carried.
- **Approval of Minutes June 17, 2024:** Distributed to the board for review on 08-05-24. Corrections received are reflected in the version of minutes sent with the 08-19-24 meeting agenda. Motion by Kay Aune to approve the minutes as written and seconded by Christina Block. No discussion. Motion carried.
- **Officer and Committee Reports:**
 - President's Report: Jill Bailey – None; will report under GM/Maintenance Update
 - Vice-President's Report: Christina Block - None
 - Treasurer's Report: Wayne Jaspersen (away)– None
 - Jill Bailey noted the accountant will attend the Master Board meeting on Tuesday, August 20, 2024, to provide an update on transition to Yardi from Buildium system, payables/receivables, and general Q&A with the Master Board. Accountant's goal to have Quarter 1 and 2 reports once all building accounts are reconciled. Current Building 15 reserve bank statement balances are \$73,000 and \$97,000 and operating bank statement balance \$52,000 at end of July 2024. Please email Jill if you want copies of the bank statements.
 - Committee Reports
 - Master Board Representative: Jill Bailey – None; no Master Board meeting in July
 - RAMB Committee – Jill Bailey
 - Continued discussion regarding pool maintenance, including mandatory replacement of indoor and outdoor drains required every 7 years and replacement of skimmers.
 - Welcoming Committee: Kay Aune/Jill Bailey
 - New tenants in 405. Directory distributed to board for review and edits.
- **GM/Maintenance Update:**
 - Interior Project Update – Jill Bailey
 - Maintenance will complete installation of corner guards.
 - Jill is working with Mohawk to send a representative to determine why stair edge guards and the carpet tiles in the elevator are lifting and discuss warranty/repair.
 - Recent Projects – Jill Bailey
 - Parking lot seal coating and striping – Complete. Seal coating done well but the striping is not the quality expected. Jill will get a bid from a different company to repair the striping, but must be at the first company's expense.
 - Water leak/back flow valve repair – Completed and inspected.
 - Sprinkler maintenance (mandatory for building inspection) – Completed and inspection scheduled 08-20-24.
- **Unfinished Business:**
 - Damage and/or move-in fee policy - Recommend a subcommittee to review as it will require an update to current move-in policy, must comply with a new Minnesota law that went into effect January 1, 2024, regarding fines and chargebacks for damages, and must align with laws for landlords and tenants. Danette Anderson and Linda Castiglioni will work on this and bring to a future meeting.
 - Intercom System – hold; review after installation in Building #1 or #11
 - Painting Exterior of Building 15 – hold; review after other priority projects
 - Review Future Capital Improvements and Reserve Study
 - Reserve study sent electronically to board members for information and review prior to 2025 budget planning. Please contact Danette if you prefer a printed copy.

- Erosion Near Stairs to Rec Area
 - Maintenance following up with RPU regarding parking lot lighting repairs, which must be completed before addressing area by stairs to recreation area. Jill will have Maintenance look at the areas of erosion along the steps from the awning to the patio; it should already be on their project list to fill with dirt and rock.
- Buckthorn Encroachment
 - Information on buckthorn management included with agenda. If using goats to reduce buckthorn, must also treat chemically afterward. Previously the goats were utilized but no chemical treatment followed. Jill will have Maintenance research utilizing the goats again, what treatment must follow, timeline, and costs. Christina Block volunteered to make an inquiry to the goat company.
- **New Business:**
 - Parking Space Lottery – J.Bailey
 - Parking space lottery will open in mid-September for a 1-year lease beginning October 1, 2024. Please watch for announcements.
 - Patio Furniture –D.Anderson
 - Owners expressed an interest in obtaining more chairs and small tables for patio area. Discussed if additional seating is needed and storage issues.
 - Lobby Furniture Follow-up –K.Aune
 - Discussed if lamps are needed in addition to the wall sconces. Agreed the lighting is needed to keep the area light and bright and for reading.
 - Flag Pole Lighting – D.Aries
 - Request check of photocell or timers as light appears to be on 24/7 and should be off during the daylight hours.
 - Mowing – D.Aries
 - Noted that lawncare company is disposing of clippings down the hillside but should be taking yard waste off site. The group also noted weeds invading grass in the back yard. The yard has been sprayed but may need to be redone. Jill will address with the lawncare company.
 - Round Trash Bin – D.Aries
 - Was temporarily removed due to improper cigarette butt disposal posing a fire hazard, but has been returned to the garage.
 - Smoke-Free Building – D.Aries
 - Introduced consideration of making Building 15 completely smoke-free. Hold until after Master Board discussion of smoking-related balcony fire in another building and complex-wide smoking policy recommendations.
- **Next Regular Board Meeting:** Monday, September 16, 2024, at 6:00PM, in Unit 106
- **Discussion from the Floor:**
 - Smoking policies – recommend checking with attorney regarding ramifications for owners who purchased units before the policy change.
 - Patio furniture – recommend another bench and some tables; not in favor of outdoor dining table/chairs. Additional seating and tables would enhance the look and use of the patio area.
 - Thank you to Cyndy Tischer and the team hosting the Thursday night get togethers and the National Night Out celebration.
 - Caution regarding additional spending until accounting is reconciled and we are certain that all required reserve transfers are caught up. There were additional expenses for fallen tree removal expenses, the water leak, and sprinkler updates. Jill will continue to work with the accountant to make transfers and correctly schedule future transfers to the reserve accounts.
- **Adjournment:** Meeting adjourned at 07:04PM

Attendance:

X	Jill Bailey, President	X	Jan Bailey – Unit 106
X	Christina Block, Vice-President		Cynda Tischer – Unit 407
X	Danette Anderson, Secretary		Sara King – Unit 312
E	Wayne Jasperson, Treasurer		Bobbie Jeanne Williams – Unit 400
X	David Aries, Director		Linda Castiglioni (via telephone) Units 104, 206, 209, 211, 306, 307, 405
E	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)

11-18-24 – August 19, 2024, minutes approved by Valhalla Fifteen Association Board of Directors