

Report of the
Recreational Area Management Board
(RAMB)

September 12th, 2019

Valhalla Party Room

5:30 pm

In attendance were Mike Fenske-chair, Jim Iverson, Linda Castiglioni, Dubravka Stupar, Dana Petron, Brian Kroeger, Skye Davis, Dan Bredesen, Maintenance Supervisor, and Stacy Wilhelm, General Manager.

Building and Grounds

- a) *Parking Lot Committee* – Jim Iverson – no meeting.
- b) *Garbage* – The Board reviewed two bids for the complex's garbage removal. Valhalla is currently in a 5-year contract with Advanced Disposals which has a large early termination charge. After discussion the Board recommends maintaining Valhalla's current garbage removal contract for the remaining 2 years, and revisit Waste Management's proposal at that time.
- c) *Grounds*- The Board reviewed the proposed vendor responsibilities for 2020's groundskeeping contracts. See attached. The proposal would be keeping groundskeeping responsibilities divided between McOutdoor and Courneya Horticulture, as we have done in 2019. A motion was made and seconded to accept the proposal. After voting, with 4 in favor, 1 opposed (Castiglioni), and 1 abstained (Petron), the Board approves and recommendation moving forward with the proposal.
- d) *Bike Policy*- The Board was presented with an addition to Valhalla's Resident Policies 1-11. The addition would fall under Article I, Parking Lots:

1.12 Bicycles must be stored in the building's bicycle racks. Bicycles must be labeled with Valhalla's bicycle tags which are available in the office.

This would aid Management in keeping up with forgotten bicycles when residents move, and they are left behind. Also, keeping the complexes bike racks from piling up. It was noted that Building 15 has a current bicycle policy, and residents would be contacted to update to the new tags. Additionally, Building 12 will add the policy keeping consistency for compliance and seeing the benefits as well. The Board recommends the additions of a bicycle policies to both Buildings 1-11 and 12's policies.

The idea was presented to the Board of not renewing reserve parking spaces for Valhalla grounds. Eliminating the reserve parking spaces would still allow the parking lots to be sticker enforced for towing and solve the dilemma of how to mark or identify these spaces within our new parking lot. The Parking Lot Committee and the RAMB have been researching this with no resolution found. The parking lot would be able to have the chains, tags, and center cement posts removed, leave a more manicured look for our grounds. With further discussion on income loss, and hardship of the residents, it was decided to table the discussion until parking lot construction is closer.

It was also requested by Building 7 that Article VI of Resident Policies Buildings 1-11 add:
Setting any items on or off the side of the balcony railing is prohibited for the safety of our residents.

The Board agreed to the recommendation and requests the addition.

Building 5 representative brought forward the high speed of traffic through Valhalla's parking lot. Discussion on signage followed and was deferred to a meeting with maintenance.

Pool and Recreation

- a) *Interior paint of indoor pool*– Management requested that the Board consider re-painting the bottom of the indoor pool. Bredesen presented that it would cost \$1,500 and would be completed by maintenance. This would be budgeted for in 2020 and would be completed in the spring while the indoor pool is drained to fill the outdoor pool. The Board approved the recommendation to the Master Board.

With nothing further to discuss the meeting was adjourned at 6:27 pm.

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

1. Accept the proposals from McOutdoor and Courneya Horticulture for groundskeeping 2020.
2. Accept the addition of a *"Bicycles must be stored in the building's bicycle racks. Bicycles must be labeled with Valhalla's bicycle tags which are available in the office"* to both Additional Resident Policies 1-11 and 12.
3. Accept the addition of *"Setting any items on or off the side of the balcony railing is prohibited for the safety of our residents."* to the Additional Resident Policies 1-11.
4. Add the expense of \$1,500 for painting the bottom of the indoor pool as a budgetary item for 2020.

Submitted by Stacy Wilhelm