

Valhalla Building 15 Association  
Minutes of the Board of Directors Meeting  
April 16, 2018

- I. **Call to order – 6 PM in Unit 106.** Linda Castiglioni, President, presiding. 2018 Board: David Aries, Kay Aune, Jan Bailey, Linda Castiglioni, Wayne Jasperson, Ramona Digre, Jill Bailey & Carol Sabatke.  
Owners present: Judy Ohly, Mary Sorum
- II. **Approval of Agenda**
- III. **President's Report**
  - A. Report on decisions made by Building 15 board regarding structure of 2018 Building 15 Board of Directors, requests for temporary leave of absences and filling vacancies on board during the 2018 year. Can take a temporary leave up to 3 absences.
  - B. Grocery carts left in hallways. Third floor had three (3) known incidents of grocery carts left in the hallways this past month. Please ensure grocery carts are kept in your unit until you are able to return them to the garage. Leaving grocery carts in the hallways is a life safety hazard. Please report issues to the **Valhalla Office 507.288.8347** or [admin@valhalla.com](mailto:admin@valhalla.com). Thank you. Ramona suggested putting a notice on each cart and Wayne suggested putting sign in elevator.
  - C. Master Board Updates from April 2018 meeting.
    - a. March 2018 Delinquency Report. Overall there five owners who are approximately \$5200 delinquent for the overall complex.
    - b. Valhalla complex Building & Grounds Committee recommends a multi-year plan for ash tree removal throughout the complex (5 trees/yr = 35 total). Trees will be marked with an orange ribbon for removal. Please see website for plan.
    - c. Landlord Policy Ad hoc Committee is developing a policy for owners who rent their units.- Re-visit this in May.
    - d. Valhalla website changes – please see Valhalla's website. New "Resident" tab has information for residents including, but not limited to, trash, security, laundry rooms and amenities. Home page has committee dates and social events. Communication to residents and owners will be sent via email or paper. Please ensure the office has your most recent email and physical addresses.
- IV. **Secretary's Report**– Approval of April 2018 Minutes.
- V. **Treasurer's Report** - Wayne Jasperson.
- VI. **Standing Committee Reports**
  - A. Building & Grounds Committee – Building 15 David Aries, Mary Munnis, Judy Ohly and Jill Bailey
    - a. Security Cameras- meeting with expert on April 24 at 1pm.
    - b. Building lights-get new light to replace burned out one – leave in current spot
    - c. Building caulking project status-Dave will keep tabs on progress. Paint block-discuss at May meeting
    - d. Building window replacement project status. Status of owners who have not selected interior stain colors for windows. Please contact David Aries at [draries@charter.net](mailto:draries@charter.net) or 507. 319.8743 to select interior stain colors for windows, if you have not already done so.
    - e. Contractors' handout regarding Valhalla policies.
    - f. Glass front door replacement project status. Bowman will be doing this.
    - g. Heater in mailroom project status-removed
  - B. Caretaker Report –Kay Aune- Deb change light bulb to brighter one and clean lights.
    - a. The garage floor will be washed on **Monday April 23<sup>rd</sup>**, dependent upon weather- rescheduled until snow is gone
  - C. Welcoming committee – Kay Aune- Renter in #103 Jamie Zuniga
  - D. Decorating Committee – Carol Sabatke—nothing to report.
- VII. **Unfinished Business:**
- VIII. **New Business**
  - A. Rental certificates for owners renting units requirement.
  - B. Bicycles in garage. Please ensure your bicycles are labeled with your name and unit number. Please contact Valhalla office to obtain labels. Bicycles without labels will be removed.
  - C. Construction trash left in garage. Owner was sent letter to ensure their contractor disposes of construction trash per Valhalla's policy. Contractors need to take trash with them and not use Valhalla's trash containers.
  - D. Decorations on unit doors.
  - E. Meet your neighbors picnic, morning coffees, etc.

- F. Resident concerns—railing by re-cycling falling down, chairs by service door entrance, too many signs everywhere, change bulletin board to message board, carpet cleaning- Troy Mickelson will be done after garage is cleaned, lights in hallways, future improvements to building.