

Report of
Building & Grounds Committee of Building 15

October 14th @ 4 pm

In attendance were Linda Castiglioni- Chair, Kevin Castiglioni, Carol Sabatke, Jill Bailey, Wayne Jasperson, Dan Bredesen, Maintenance Supervisor, and Stacy Wilhelm, General Manager.

Survey of property- The committee discussed the benefits and cost of having a property survey for building 15. It was noted, that maintenance had obtained four bids for the survey. After discussion the committee recommends having a survey completed and utilizing G-Cubed as the surveyor.

Sidewalk & potential curb- During September's Building & Grounds meeting, Maintenance had brought forward a recommendation of extending the curb on the left side of the driveway to the building. As this is a location where snow is piled, the curb would help prevent the yard from being torn up during snow removal. The committee supports maintenance's recommendation and will take that into consideration when moving forward with the tabled sidewalk repairs. The sidewalk project will be revisited in 2021.

Window Leak Update- Dan reported that he is still waiting on Surety Waterproofing to contact him. Once they have he will bring the information to the committee.

Erosion Correction- stairs going to rec. The committee discussed the erosion that has occurred on the stairs to building 15 from the recreational building. It was noted that this area is common ground and the shared property of the complex. The committee has requested that this topic be addressed with the Recreational Area Management Board.

Parking Lot Seal Coating- Dan reported that maintenance has patched the remaining holes, and further discussed that the parking lot is scheduled to be re-seal coated next year.

Front Entry Landscape- Project was tabled during September's Valhalla 15 Board Meeting.

Storage Rooms- The committee discussed the current state of the building's storage rooms, and will be looking to have them cleaned up. It was reported that many items are left behind and not disposed of after move outs. It was further noted that storage area lines would be created for residents to easily see the space available to them.

Parking Lot Policies- Management has contacted Pulvers regarding potential changes in our towing procedure. The current procedure will be emailed following the meeting to 15's board members for further discussion during their October meeting.

Parking Lot Signage- The committee would like to change the parking lot signage to read that the lot is for residents of Valhalla 15 only. It was requested that the committee email management with their exact verbiage.

Parking Stickers- Management informed the committee that different parking stickers are available to be ordered through Pulvers, to easily identify residents of Valhalla 15.

Security Cameras- Management reported that the lobby camera is still being repair by Custom Communications. Custom has stated that they will notify the office when the repairs are complete.

The committee further discussed having our attorney review the transformer update and the large expense from the project. It was noted that our attorney has not review this topic, however our insurance agent; WA Group; has reviewed along with their attorneies.

The service door in between the two garage doors was also discuss. Maintenance will be working with BDS to replace the closure as it has been leaking oil.

With nothing further to discuss, the meeting was adjured at 4:38 PM.

The Building and Grounds Committee proposes the following motion be made at the next Valhalla 15 Board meeting:

1. Approve the recommendation of having the a survey of 15's property.

Respectfully,

Stacy Wilhelm