

Minutes

Building & Grounds Committee of Building 15

April 14th, 2021 @ 4 pm

Committee members in attendance were Linda Castiglioni- Chair, Kevin Castiglioni, Carol Sabatke, Jill Bailey, Pam Burton, and David Aries. Also in attendance were Dan Bredesen, Maintenance Supervisor, Stacy Wilhelm, General Manager, and Wayne Jasperson.

The committee reviewed a realtor and potential buyer's request to shorten the lease length requirement to seven days rather than thirty. Carol made a motion to deny the request, Jill seconded. Motion carried.

Exterior and interior projects- The committee has been and will continue gathering information on various building improvements.

Mailroom shelf & package delivery- The garage area has been painted and the red shelf installed. The committee reviewed draft notices to go to every door and emailed to notify them of the location change. Management will also be contacting the various delivery agencies.

Dryer vent cleaning- The committee supports this cleaning to be done every couple of years. This will be further discussed during the next board meeting.

Pulver stickers/guest passes- The committee discussed the pros and cons of having Pulver patrol Fifteen's lot. This will be further discussed during the next board meeting. The updated stickers for Building Fifteen residents have been ordered, and Jill has purchased the paper for the guest passes. She will provide Management with her recommended template.

Elevator lighting- The committee supports having Schumacher update the elevator lighting to LED.

Storage rooms- The committee reviewed photos and a draft policy for the storage rooms located on floors 2-4. There is no policy for these rooms and intended for units parking in the underground garage's center row. The board will review the attached draft policy at their next board meeting and provide their suggested changes to Management.

Parking lot seal coating- The committee reviewed bids from M&M and Rochester Service Company. After further review and discussion, the committee supports moving forward with Rochester Service Company.

Parking lot/Underground sweeping- Dan informed the committee that the underground garage was scheduled to be swept by Rochester Sweeping Company on May 17th. He furthered that it has been requested that the lot be swept before the underground so debris is not immediately tracked back into

the garage. The parking lot's sweeping would require a day rental from Ziegler for an attachment to the Bobcat.

Garage floor drain- The committee recommends approving the garage drains be cleaned during the parking lot and underground sweeping while the garage is vacant. This will require the underground garage to be closed on May 17th and 18th. Notices in the building and email will notify residents.

Committee membership- The committee supports adopting the attached committee guidelines.

Security door closures- The committee discussed the building's security doors' current condition and supports looking at different options to cut down on noise.

With nothing further to discuss, the meeting was adjourned at 4:43 pm.

In summary, the Building and Grounds Committee proposes the following motion be made at the next Valhalla Fifteen Board meeting:

1. To approve Schumacher updating the elevator lighting to LED.
2. To approve Rochester Service Company's proposal for the parking lot seal coating and additional items.
3. To approve the day rental from Zeigler for the attachment to the Bobcat to sweep the parking lot.
4. To approve the cleaning of the garage floor drains by Drain Rite.
5. To adopt the attached committee guidelines for Valhalla Fifteen.

Submitted by Stacy Wilhelm