

Report of
Building & Grounds Committee of Building 15

February 10th 2021 @ 4 pm

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

Mailroom shelf & package delivery- The committee agreed that Linda would email Dan the approved shelving to be purchased from Home Depot. Maintenance will pick and install. David furthered that the wall will need to be painted behind the shelf. Dan will buy paint if needed after reviewing what paint we have on hand.

Flooring Policy- The committee reviewed the current flooring policy in Valhalla 15 Additional Resident Policies. It was noted that prior approval or flooring variances are not needed from owners, and that the current policies were approved by the owners during the 2016 annual meeting. Policies attached.

Signage update- Jill will send Management the requested signage update once the list is completed. The committee noted that some of the signage updates might need to wait until the policies are re-written.

Property Survey- Fence encroachment- The committee reviewed the property survey recently completed. The survey identifies a fence encroachment from a neighboring home. The committee supports contacting the neighbor and begin the discussion of having the fence relocated.

The committee discussed holding project planning sessions for 2021 and 2022. It was decided that the committee will meet the following two Wednesdays to being planning.

With nothing further to discussion, the meeting was adjourned at 4:40 PM.

Submitted by Stacy Wilhelm

ARTICLE XI

USE OF UNITS

- 11.1 Only first floor units of Building 15 may use ceramic tile or hard flooring in all areas of the unit. To reduce noise on other floors, unit floors shall be covered by carpet and/or floating floors - with appropriate sound padding. Ceramic tile or hard flooring may be used in bathrooms, laundry rooms, and/or kitchens. If requested due to noise complaints, residents will be required to reduce noise by area rugs or full carpeting over floating and/or ceramic tile floors.
- 11.2 Residents may not install a hot tub, Jacuzzi and/or any other water recreation device anywhere on the Valhalla Condo complex due to concerns regarding weight and potential water damage.
- 11.3 The unit's clothes washer water hoses (blue and red) are the property of Valhalla Management Association and are not to be removed from the premises.
- 11.4 Residents shall immediately notify Valhalla Management Office (or the emergency number 507.259.9265 for off hours) for all water leaks in their units.
- 11.5 For the safety of all residents, residents will clean the clothes dryer lint filter before each load.
- 11.6 Condo Insurance is strongly suggested for owners.
- 11.7 Loud **noises** or other activities that disturb Owners and /or Occupants are prohibited, except that remodeling in Units is permitted from 8 a.m. to 8 p.m. weekdays and Saturdays. Violation of the Rochester noise ordinance will result in complaints channeled to the law enforcement.
- Residents are asked to limit noises from the following activities between 8 PM and 8 AM daily; clothes washer, clothes dryer, dishwasher and vacuum cleaner. It is understood, occasional emergencies may occur that require the use of these activities during these times.
- 11.8 No unit owners, residents, guests or workers may smoke anywhere within the building including all common areas and individual units, including balconies and patios. No unit owner, resident, guests or workers may smoke within 30 feet of any entrance, exit or window of the building. This policy also applies to the use of so-called e-cigarettes. Any owner's unit found in violation of this policy shall be subject to penalties as provided in Article IX of the Valhalla Management Association Resident Policies." These no smoking policies, rules and regulations are adopted effective as of January 1, 2018.

VALHALLA FIFTEEN
2100 VALKYRIE DRIVE NW



- IRON PIPE WITH PLASTIC CAP
STAMPED LS 21940 SET
- FOUND MONUMENT

DATE OF SURVEY: 01/14/2020
Prepared For:
Maintenance Department
2100 Valkyrie Dr. NW
Rochester, MN 55901

DATE OF SURVEY: 01/14/2020
Prepared For:
Maintenance Department
2100 Valkyrie Dr. NW
Rochester, MN 55901

14070 Hwy 52 S.E.
Chatfield, MN 55923

DATE 01/14/2020 REG. NO. 21940