

Minutes

Building & Grounds Committee of Building 15

March 11th, 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.

Mailroom shelf & package delivery- Linda will email the link for Dan to order the shelf. It was agreed the wall needs to be painted before the shelf is installed.

Drain cleaning- Dan reported that all drains were cleaned but one line due to a car being unable to be moved.

Fence encroachment- Stacy is arranging a meeting with the new owner.

Membership of Committee- The committee supports having a cap for the Building and Grounds committee of 6 members. 8 including the Maintenance Supervisor and General Manager.

Attendance Expectations- The committee supports adopting similar wording from the current governing docs regarding attendance. Current Bylaws statement: *The person elected to the Valhalla Management Assn. Board may be removed and replaced with or without cause by a 51% vote of the Directors of the Assn. If the Director has been absent from three consecutive regularly scheduled monthly meetings of the Valhalla Management Assn. Board.*

Parking in underground garages- David discussed problems with parking in the underground garage. Valhalla Fifteen Additional Resident Policy states 5.2 *No vehicle shall be parked in such a manner that inhibits another vehicle's safe passage*

Dryer vent cleaning- David presented a completion card dated March 2015 from maintenance cleaning his unit's dryer vents. With maintenance currently not offering this service, Management will look to see the scope of work and frequency maintenance previously completed this task.

Garbage chute cleaning- David had requested Management research cleaning options for the chutes. Dan further reported that the Bin Cleaners that have been scheduled to clean the garbage bins do not provide this service. Dan will continue to investigate options and bring his findings to the committee.

Garage sweeping- Dan discussed options for garage cleaning provided by Rochester Sweeping Company. With large amounts of debris in the garage, the building's sweeper can not effectively pick up the debris but instead creates unsafe conditions with the amount of dust clouds it produces. After discussion, the committee recommends moving forward with Rochester Sweeping Company's proposal for sweeping.

Pulver stickers/guest passes- the committee will further discuss following the Recreational Area Management Board's meeting as towing is a topic.

Downspout cleanout- Jill reported that the building's downspouts would need to be cleaned out this spring. Dan informed the committee this a re-occurring work order for twice a year.

Elevator lighting- Dan has reached out to Schumacher Elevator to see if the lighting can be improved.

Lobby railing- A work order will be submitted for the missing railing screws.

Storage rooms- the committee supports giving residents a certain amount of time to clean and arrange their area within the storage closets.

Attic cleanout- Committee members will work with maintenance to clean out the attic of the Bldg.

Flower budget- After confirming the 2021 flower budget, Wayne will continue planting the pots, and Jill will cover the wall.

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

Submitted by Stacy Wilhelm