

Valhalla Building 15 Association
Minutes of the Board of Directors Meeting
August 15, 2016

- I. Call to order – 6 PM in Unit 106. Jan Bailey, President, presiding.
Board Present: David Aries, Kay Aune, Jan Bailey, Wayne Jaspersen, Tom Lunney & Carol Sabatke.
Board absent: Linda Castiglioni,
Owners/Residents Present: Mary Sorum, Bobbie Jean Williams, Dale Kukla, Jean Kuhl & Mary Lenzi.
- II. Agenda accepted as written.
- III. President's Report –National Night Out Party was well attended with much food, talk and games. All owners are welcome to attend the meetings of the Valhalla Master Board in the party room of the Recreation building at 7 PM on the third Tuesday of each month. Changes are occurring in the maintenance department- Mark Pfeiler has left, Jeff Nelson, and Joel Fritz have recently been hired and one additional worker is needed.
- IV. Secretary's Report- Thanks to Linda Castiglioni, the minutes of the June 20th meeting were written and distributed. The motion to approve was made by Wayne Jaspersen and seconded by David Aries. Motion carried.
- V. Treasurer's Report – Wayne Jaspersen presented the July online report of the Building 15's financial statements. He reported approximately \$60 K in the checking and \$95 K in the reserve accounts.
- VI. Standing Committee Reports
 - A. Building and Grounds Committee – Tom Lunney Chair
 1. Water leak in #407 – the ceiling has been repaired.
 2. Water Heater – a standby unit will be purchased as this size is often not quickly available.
 3. One heater in mailroom has not worked for quite some time. As this heater is not necessary and will not be replaced, at this time.
 4. Water damage on the ceiling of #312 – unknown source – possibly may be from outside wall as it enlarged with heavy rain. Maintenance is following.
 5. Caretaker Report -Deb Dahley,. The garage floor cleaning is scheduled for September 12. Notices will be posted. A new type of enzyme eater is on order – to be used on rug stains.
 - B. Welcoming committee – Kay Aune, chair. New neighbors!
 1. We welcome the new owners of Unit 405- Andrea Gonzalez & Nathan Westagaard.
 2. We look forward to getting to know George & Ulanda Bailey as they remodel Unit 111 and move in.
 3. Renting Unit 206 are Janet Gichana & Ashiah Sharma. Hope your first weeks with us have gone well!
 - C. Committee for Decorating – Carol Sabatke – Chair. Are developing specifics for next year's budget.
- VII. Unfinished Business:
 - A. Building 15 work group report- Safety committee. The committee will submit 2017 budget numbers for desired lights/cameras
 - B. Water valve replacement in each unit – ongoing preventive maintenance on floors 4,3 & 2 are complete

- C. Re-seal driveway and parking lot. Dates will be posted along with directions for access. This is scheduled for August. The plan is flexible depending on the weather.
- D. Garage door entry system – Building 15 The bid of \$5954 from Custom Alarm was voted on by the board and accepted by e-mail. This will be discussed at the Master Board Meeting, as well. Pending their action, the new fobs will be activated.
- E. Refresh walls across from the elevator. The bid from Ben Gatzke was approved earlier. He will begin work as his schedule allows.
- F. Maintenance is obtaining bids for caulking & painting for the exterior of the entire building
- G. Bids will be obtained for landscaping around the driveway sign.
- H. A gift for new patio benches was received and the glider purchased. Further action may be taken as the glider is evaluated.
- I. Board Budget Planning meeting- set for September 12-6 PM in #106.

VIII. New business

- A. A resident was accosted late one night outside the building- luckily another resident came along and diverted the situation. This type of incident has not previously been reported. If inappropriate behavior is occurring, please, call the police to report it. This report is necessary for appropriate intervention.
- B. Large items (including TV's) have been left in the garage- the garbage company does not pick these up and the cost of disposal is being charged to the building. This is unfair to the residents as a whole!
If you have a large object you wish to discard, please keep it in your unit and notify maintenance to pick it up. They will arrange to take it to the city recycling center for you, and you will be charged the disposal fee. Some items (Best Buy for TV's e.g.) may take your items for free if you contact them.
Please rinse items being placed in the garage recycle bins.
- C. Resident concerns – none expressed.

The meeting adjourned at 7:30 PM. The next open meeting is scheduled for 6 PM on Monday, September 19, 2016 in Unit 106.

Respectfully submitted,
Kay Aune, Secretary