

BUILDING 15 - BUILDING AND GROUNDS MEETING - October 11, 2021 – 4 PM – Valhalla Party Room

Attendance: David Aries, Carol Sabatke, Jill Bailey, Kevin Castiglioni, Linda Castiglioni (Chair), Pam Burton, Chris Robson (Manager Valhalla), Dan Bredeesen (Supervisor Valhalla)

- Encroachment Status – Recommend to Building 15 board that a letter be sent to owners of brown house (certified mail) from Valhalla's attorney requesting the encroaching fence be moved immediately. Owners (brown house) have had numerous written & oral communications from Valhalla management requesting removal of encroaching fence. This encroachment was identified for approximately 2 years when Building 15 had their property surveyed.
- MC Outdoor – Cory (owner of MC Outdoor) has agreed to do the lawn care for building 15, but not the rest of Valhalla complex. RAMB and MB will be discussing lawn contractors at their next meeting. Jill to get pricing from MC Outdoor for 2022 season and present to Building 15 Board.
- Outside Christmas Decorations – Tree toppers \$55 each. Committee approved Jill to purchase 3. Suggestion to put Christmas lights on top of building (no decision on lights on building). Expense within approved 2021 budget.
- Lobby areas Window Washing – Jill to schedule contractor in late October or early November 2021.
- Phase 2 Tree Removal – Best to remove trees over the winter months. Master Board has decided this is a building expense and not a shared expense. Project has been Tabled indefinitely.
- Lobby Message Board – Suggestion to put up a digital message board in the lobby. After discussion, the proposal was rejected, and committee voted "No".
- Lobby A/C – Suggestion to install a mini split system to cool the lobby for summer months. After discussion, the proposal was rejected, and committee voted "No".
- Lights in Garbage Chute Rooms – Committee would like to include these lights with the overall interior building project. Linda to work with maintenance to determine if there are other outlets/lights that are needed and get bids.
- Drain Credit Amount – Chris to check on credit or price change for the drain that caved in and was replaced by a smaller one. Original drain installation was approximately \$4,000.
- No Parking Striping – Area between garage doors. Committee decided to not stripe this area at this time, as there is a sign stating, "No Parking Fire Lane".
- Contractor Parking – Okay for contractors to park where the movers park and not between garage doors and by the service door where there's a sign stating, "No Parking Fire Lane".
- Orange Stakes for Plowing – Maintenance will be installing these before it snows.
- Orange Cones – Jill to purchase 4 orange cones for the building. These are to replace the damaged cones.
- Lobby Furniture – Committee recommends the disposal of lobby furniture and decor in back lobby area (under stair area). Building 15 Board will approve sale price of each item before they are removed. These monies will go towards new furniture for the front lobby area. New lobby furniture will be approved and purchased once the re-modeling project is complete.
- Interior Remodeling Status – Project moving forward on schedule. Interior bidding to start by November and budget numbers will be ready by end of November. Dan to check with elevator company about specifications on installing tile in elevator.
- Outside Projects Status – Transformers will not be painted until spring 2022; due to weather conditions this summer and fall. Weather went from too hot and humid to too cold. Paint will not adhere to metal transformer if temperatures and humidity levels are not within the appropriate range.
- Internet – Some residents are having issues due to older cable wiring throughout the building. Possible to update wiring; approximate cost \$750 per stack (4 units/1st to 4th floor). Advised to hold off as Metronet may be an option in 2022 and may install their wiring at no cost (possibly). Chris to research once Metronet is available to larger complexes. Metronet uses fiberoptic wiring.