

BUILDING AND GROUNDS COMMITTEE MEETING

JULY 12, 2021 – 4 PM – Valhalla Party Room

Attendance: David Aries, Carol Sabatke, Jill Bailey, Kevin Castiglioni, Linda Castiglioni (B&G Committee Chair), Chris Robson (General Manager), Dan Bredesen (Supervisor Maintenance Department)

- Interior Building Remodeling Project. Linda Castiglioni reported a sample wall and wood casement were painted on the first floor by APT 102 and APT 104. Linda will complete more sample painting in the next month. Next phase is to paint a sample apartment door, lobby area, replace apartment door hardware with a sample (Brush Nickel); and APT numbers (Brush Nickel) on casing (APTs 102 and 104). Contractor (Paul's Lock & Key) indicated that once the new interior door hardware handle levers and dead bolt locks are purchased, Paul's Lock & Key will master key the new dead bolt locks. Committee will coordinate with Valhalla Maintenance to install new interior door handle levers and dead bolt locks after apartment doors are painted in 2022. Discussion followed regarding replacing the HVAC registers, wall access panels, electrical plug outlets, and corner protectors in all common interior spaces. Committee asked Valhalla Maintenance to identify potential replacements "white color" for HVAC registers, wall access panels, and corner protectors. Committee recommends replacing these items after interior wall painting is completed. It is estimated the building interior painting project will begin in 2022. In 2021, the Committee is defining the "Interior Building Remodeling Project Scope of Work" and identifying potential products, colors, and finishes. Committee is working with interior designers for design ideas, colors, and products. It is estimated, Bids for Painting and Flooring "Scope of Works" will be obtained by end of 2021. **ACTION REQUIRED from Building 15 Board: Approve timeline and Scope of Work for project.**
- Dumpster and Room Cleaning – Building 15 previously approved cleaning dumpsters and room twice a year. Recently, there have been unpleasant odors coming from the dumpsters and room. Committee recommends changing the frequency of cleaning to four times per year, with one being scheduled ASAP. **ACTION REQUIRED from Building 15 Board: Approve increase cleaning dumpsters and room from 2 times/year to 4/year. Approximate cost \$350/per cleaning.**
- Exterior building water test – David Aries reported the exterior water test was completed. The results of the test were sent to contractor (Brock White) for review. Brock White will send their recommended materials and estimated cost for the exterior building.
- Building Signage – Jill Bailey reported there is a recommendation to remove all unnecessary signs in the garage, exterior doors, parking lot, etc. Committee requests maintenance to remove the signs secured to the concrete walls in the garage, in the parking lot and on the glass on the exterior glass doors; as directed by Jill Bailey. Committee recommends adding additional "No Trespassing" signs and "No Skateboarding" signs. Committee requested parking lot be striped "No Parking" by the shed and front entrance areas (Completed July 16th). Jill Bailey to specify signs to purchase, signs to remove; and will send this to Chris Robson to purchase new signs. A work order will be sent to maintenance to remove signs no longer needed.
- Parking Lot Storm Drain – David Aries reported the final figure for the difference between the large concrete drain (accepted bid \$4,000) and small plastic drain (installed product) at the entrance to the building is unknown and will appear on final invoice.
- Parking Lot Debris Removal around Shed. Dan Bredesen reported the debris on the south side of the shed has been removed. Cost (if any) to be reflected in final parking lot sealcoat invoice. Pending Removal: railroad ties, wood posts on West side of shed. Committee requests Maintenance to not stage Valhalla Complex debris around the shed area and properly dispose of Valhalla Complex debris immediately.

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- Interior Hallway Air Study – Dan Bredesen reported this Hallway Air Study is pending. Waiting on contractor (Deckleaver) to schedule.
- Garage Floor Drain Grate Tool. Dan Bredesen reported a tool has been identified. Committee recommends purchasing two tools to removed garage floor grates. Approximately \$45/each. **ACTION REQUIRED from Building 15 Board: Approve purchase two tools and store them in Building 15.**
- Fence encroachment with House at the bottom of the Building 15's driveway (northside of driveway). Chris Robson will follow up with homeowner regarding the status of the fence that was built on Building 15's property. The fence encroachment is delaying potential landscaping for Building 15's entrance area. Building 15 Board has requested the homeowner remove the fence from Building 15's property.
- Cigarette Snuffer – Building 15 Board approved the purchase in June 2021. Linda Castiglioni will order product.
- Building 15 Tree Removal (Diseased Trees/Dead Trees/Trees growing towards building which may damage building if they fall on the building).
 - Phase 1 Tree Removal: Remove two dead tagged pine trees (one by front door and one on the south side of the driveway entrance to Building 15). Phase 1 Tree Removal: Removal request was approved by RAMB (Valhalla Complex Board) in July 2021. Next step: Valhalla Master Board to approve the expense approximately \$1400 for both pine trees. Master Board meets July 20, 2021.
 - Phase 2 Tree Removal: Requested RAMB approve removal of tagged trees on West side of the Building 15 (approximately \$10,500). These trees are growing towards the building and could significantly damage Building 15; if these trees fell on their own. RAMB requested information from Valhalla's insurance carrier if they would cover damages to Building 15 if a tree fell on the building. Insurance deductible is \$5,000. Chris Robson will research this question with Valhalla's insurance company. Would the insurance company pay a claim if they determined the trees should have been removed by Valhalla before they fell on their own? Linda Castiglioni will bring request back to August 2021 RAMB meeting.
 - Phase 3 Tree Removal: Tagged trees on east side of Building 15. Linda Castiglioni will request RAMB's approve Phase 3; after RAMB approves Phase 2 Tree Removal request.
- Dog Leash Issue by the 2100 Valkyrie DR NW Sign at driveway entrance. Owner of house on south side of driveway has a dog leash on Building 15's pine tree at the driveway entrance. Dog's waste is left on Building 15's property. Apparently, owner has been notified to remove dog leash by previous Valhalla General Manager. Will verify if this continues to be an issue after pine tree is removed.
- Main Entrance and 2nd Entrance Ceiling Fans Installation status. This installation was approved by Building Board 15 in June 2021. Linda Castiglioni arranging electrician. Installation scheduled for Thursday July 22 starting at 7:30 AM.
- Window Washing for entrance areas. Jill Bailey is scheduling contractor (Endres- window washing).
- Parking Lot Seal Coating – David Aries and Dan Bredesen reported work to be started Monday July 12th and to be completed by Friday July 16th; dependent upon weather conditions. Discussed logistics of resident vehicles entering and exiting garage. Garage door to be left open for access until project is complete.
- Service Door between garage doors. Jill Bailey reported residents reporting door does not always close. Maintenance will investigate door function.

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- New outside floor mat for Main Entrance – Jill Bailey will research and bring recommendations to the committee. No ETA
- Purchase Paint Samples and other products for samples for interior project. Board approved in June 2021. Linda Castiglioni is managing.
- Transformer Designs (Two) – Jill Bailey is working with art designer to paint a mural on the two transformers. Design drawings will be presented to board for approval before work to begin. Cost was approved by Board in June 2021.
- Paint Concrete Wall by new landscaping at two east side entrances. Jill Bailey is painting concrete walls. ETA to finish end of July 2021.
- Paint Railings – Entrance to Building. Jill Bailey is painting railings. ETA to finish end of July 2021.
- Picture Frames in Vestibule area replacement. Committee recommends replacing frames with the interior building remodeling project.
- David Aries requested the Committee approve planting additional shrubs and trees by the front entrance area. The previously approved landscaping design has been completed in the front entrance area and by the “2100 Valkyrie DR NW” sign at the driveway entrance. Committee denied request for planting additional shrubs and/or trees. Committee recommended no additional landscaping is performed. Committee recommends completing the approved plan only and allow it to take hold and mature.