

VALHALLA ASSOCIATION 15 - BOARD OF DIRECTORS
MINUTES – May 16, 2022 – 6 PM Valhalla Party Room

Welcome Directors & Guests: Christina Block, President. Meeting called to order at 5:47 PM.

Approval of Agenda: Christina Block, President. Add agenda items: water in apartment 215.

Officer's Reports:

- Secretary's Report: Approval of Minutes April 18, 2022 - Linda Castiglioni. A motion was made and seconded to accept the minutes as written. Motion carried.
- President's Report: Christina Block. Thanked board for support and guidance.
- Treasurer's Report: Wayne Jaspersen. No delinquencies, \$36K collected on special assessment; Total amounts \$291,364 cash. Does not include outstanding checks. Assessment letter sent out to owners' with the intent all assessments are due quarterly starting June 2022; with the full amount paid by 2023.
- Vice President's Report: Jill Bailey. None

Master Board Representative's Report: Pam Burton, Master Board Representative. Charter vs MetroNet. Tabled until May 2022 decision. Changes in accounting procedures for each HOA will be implemented. Each HOA is a separate business entity and will have a separate checking and reserve accounts.

Building & Grounds Report: Linda Castiglioni

- Minutes from Building & Grounds meeting on May 9, 2022 published.
- **Action Items:** Request approval from Board of Directors:
 - a. Approval to proceed with disposing ALL jumbo/large carts, purchase 2 each 24" x 36" flat bed carts, purchase 2 each plastic two level service carts, purchase 2 each 16" x 29" flat bed carts, and 8 each chair/table furniture dollies. A motion was made and seconded to dispose of ALL jumbo/large grocery carts and purchase the above carts. Discussion followed. Motion carried.
 - b. Logistics: A motion was made and seconded to leave one flat bed cart 19"x28" in the garage. All other carts would be stored in Building 15's storage rooms. Carts in storage rooms would be available for Move IN/Move OUT requests from Residents/Owners. Discussion followed. Motion carried.
 - c. A motion was made and seconded to purchase up to 6 more smaller grocery carts. Discussion followed. Motion carried.
 - d. Approval to proceed with purchasing Accent Wall Décor/Protector – purchasing PVC wall coverings for the lobby accent wall and three different types of PVC wall coverings for floors 2-4 areas for the half walls across from the elevator doors. A motion was made and seconded to purchase Accent Wall Décor/Protectors for walls on ALL four floors across from elevator doors on each floor. Discussion followed. Motion carried.
 - e. Approval to proceed with the purchase and installation of New metal shelving unit for one interior storage room. A motion was made and seconded to approve the purchase and installation of the metal shelf in one storage room. Discussion followed. Motion carried.

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• **Notification Items:**

- a. Emergency lights in garage (4 total) have been purchased. Lights have been ordered and will be installed by maintenance once they come in. Routine maintenance item.
- b. Flower Planting- wall and planters. Request for volunteers to assist with planting flower wall.
- c. RAMB Committee
 - Internet & Cable Contract; Charter/Spectrum will be renewed at lower cost.
 - Garbage Contract: potential for new service provider
 - Party Room Security Cameras: New cameras have been purchased. Maintenance will install.
 - Outdoor Pool Opening in May 2022.

Caretaker’s Report: Deb Dahley. Washed apartment thresholds. Sweeping on garage floor date is pending.

Welcoming Committee: Kay Aune/Jill Bailey

No new residents. Apartment 302 has been sold. New Residents will be moving in Apartment 209 on June 22nd and Apartment 206 on June 1st.

Other Unfinished Business:

- Fence Encroachment – Pending attorney letter to homeowner – Chris Robson

New Business:

- Apartment 215 reported water intrusion in one of their south facing windows (end unit windows). Referred Owner to Valhalla Maintenance and Building & Grounds Committee. Water intrusion solution for window leakage on same end unit windows was done in 2018; Solution was caulking the building and replacing windows on end units for approximately \$260,000.

Open Comment/Feedback: Guests & Directors

- Meet **Ed Processor** Director (#405) – Ed was a long-term (30+ years) homeowner in Rochester’s Buckridge neighborhood prior to moving to Building 15 in 2020. Ed’s hobbies are cycling, bridge club, pickle ball, woodworker, etc. He has 2 adult children who live in Madison WI. Ed is retired from IBM. Ed is a former Software Engineer. Please welcome Ed to the Board of Directors!
- Meet **Karla Dison** Director (#203) – Karla owns Kay’s Fine Jewelers. Karla holds a Bachelor of Science Degree from Oshkosh WI. She has 3 adult children; one child is a police officer; one child works at Mayo Clinic and one child is in college. Please welcome Karla to the Board of Directors!

	X = Present		V = Present Video		A = Absent		
X	Kay Aune	X	Deb Dahley				
X	Jill Bailey, Vice President	X	Karla Dison	X	Kerry Castiglioni		Guest:
X	Christina Block, President	X	Wayne Jasperson, Treasurer	X	Guest: Michael Huberty, Unit 115		Guest:

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X	Pam Burton, Master Board Representative	X	Ed Prosser			Guest:
X	Kevin Castiglioni	X	Carol Sabatke		Guest:	Guest:
X	Linda Castiglioni, Secretary; Building & Grounds - Chair	X	Guest: Danette Anderson, Unit 111	X	Chris Robson General Manager Valhalla Assoc	X Dan Bredesen Supervisor Maintenance Valhalla Assoc

Minutes Respectfully submitted: Linda Castiglioni, Secretary